



19 PRINCESS ROAD, SWANAGE  
£395,000 Freehold

This modern detached family house is situated in a popular and convenient residential position within half a mile level distance from the town centre and beach. It was built around 2009 and is of cavity brick construction under a slate roof.

19 Princess Road offers well planned family accommodation with the advantage of a good sized living room opening to the easily maintained enclosed rear garden. It also has the considerable advantage of off-road parking for one vehicle.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty, incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

**VIEWING** By appointment only through the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 1JG**.



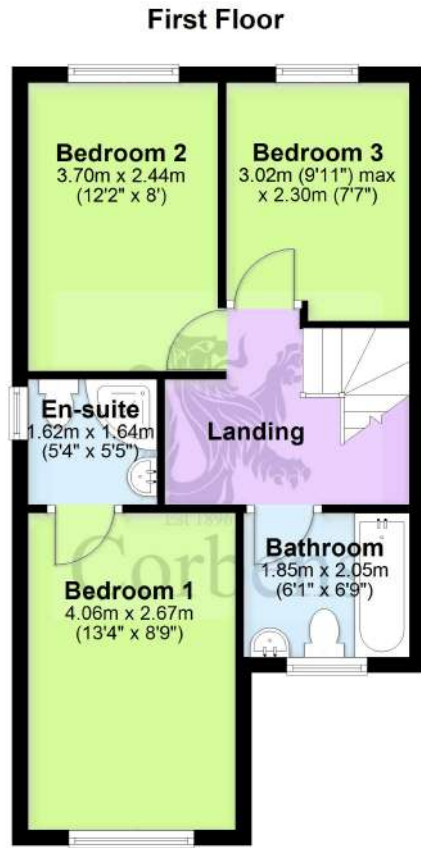
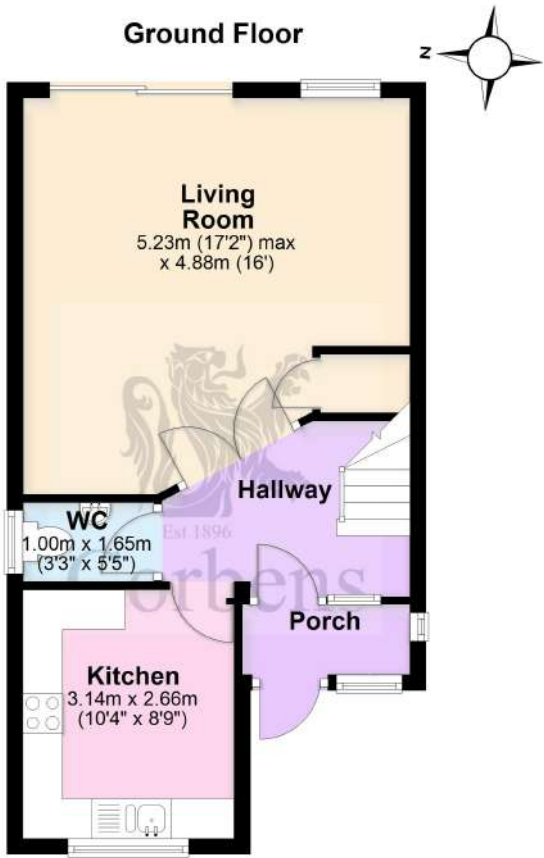
The entrance porch and hall welcome you to this modern family home. Double doors lead to the good sized living room at the rear of the property and has sliding doors opening to the enclosed garden. At the front of the property, the contemporary kitchen is fitted with a range of wood effect units with contrasting worktops, and integrated electric oven and hob. There is also a washing machine and tumble dryer. A cloakroom completes the accommodation on this level.

On the first floor there are three bedrooms; the principal bedroom is a good sized double with the benefit of an en-suite shower room. Bedroom two is also a double, whilst bedroom three is a good sized single/twin room; both at the rear of the property. The family bathroom is fitted with a white suite including bath with shower over.

Outside, there are easily maintained gardens to the front and rear. The front is laid to pebble; the remainder being brick paved and providing off-road parking for one vehicle. At the rear, the easily maintained enclosed garden is paved and bound by a mix of fencing and a curved brick walling.

Property Ref PRI2239

Council Tax Band D - £2,818.07 for 2026/2027



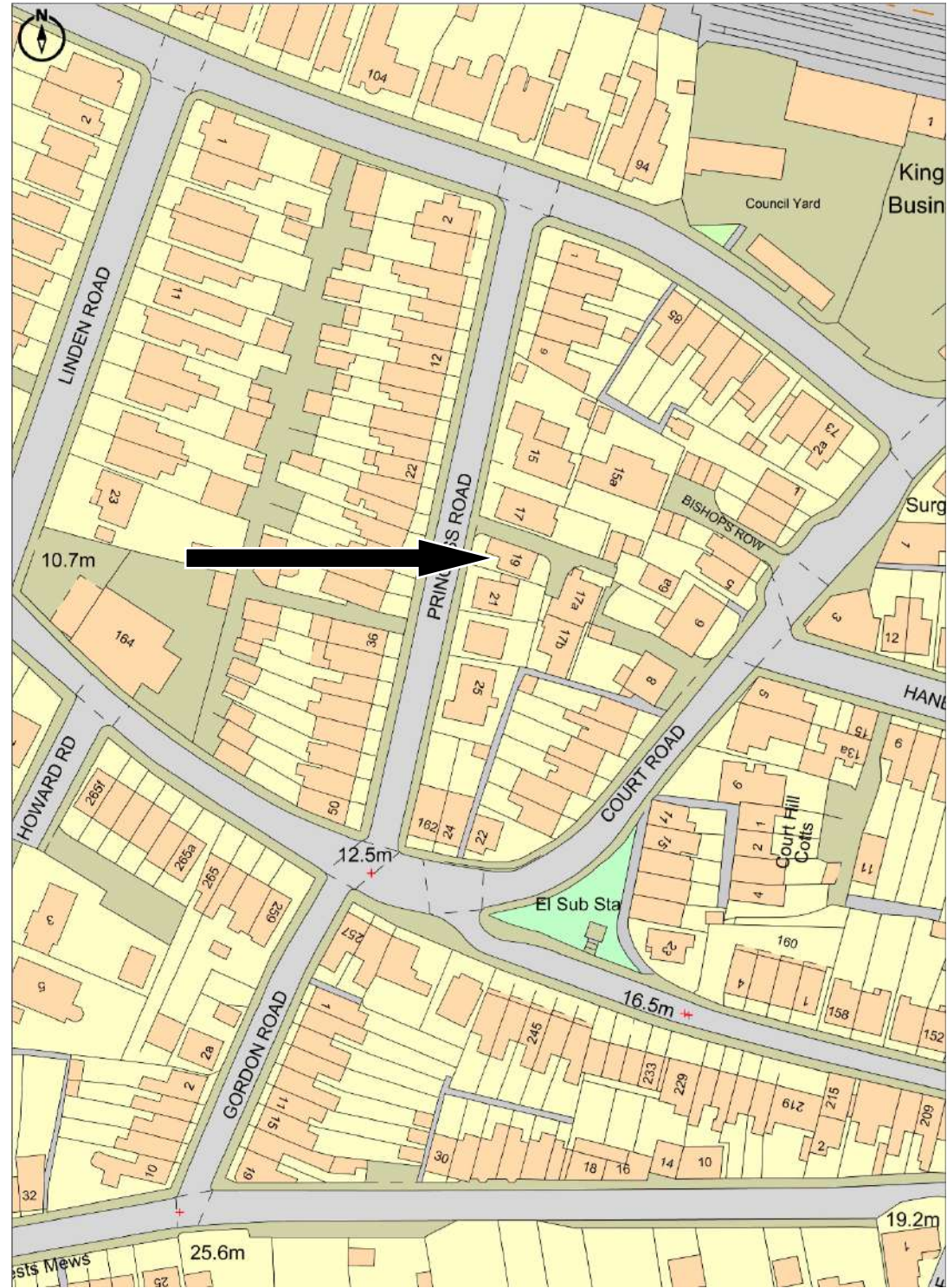
Total Floor Area Approx 84m<sup>2</sup> (904 sq ft)

#### Energy Efficiency Rating

Rating	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		
	78	83



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