



14 SEAWARD ROAD, SWANAGE
£355,000 Leasehold

This superior semi-detached cottage is situated in a popular residential area some 300 metres from the beach and open parkland. It was built in 2001 and is of traditional cavity brick construction under a conventional pitched roof covered with concrete tiles.

14 Seaward Road has been well maintained by the current owner and offers good sized accommodation with the advantage of an easily maintained garden and off-road parking for several vehicles.

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.

All viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 1JX**.



You are welcomed to this modern cottage style property, by the spacious dual aspect living room. Leading off, the kitchen is fitted with a range of grey units, light worktops, and integrated appliances including fridge/freezer and electric oven and hob. A small utility leads off, and also gives access to the rear courtyard. Bedroom two is a good sized double with fitted wardrobes. The cloakroom completes the accommodation on this level.

On the first floor is the spacious principal bedroom with sloping ceilings. It is dual aspect and has the advantage of a range of recessed wardrobes. The bathroom is fitted with a white suite including roll top bath and large separate shower cubicle.

To the front of the property is an enclosed South facing garden which is partially laid to artificial grass with resin patio area and raised flower bed with Purbeck stone retaining walls. At the rear there is a private resin courtyard. To the side there is also a parking area for several vehicles.

Tenure Leasehold. 999 year lease from 25 March 2001. Shared maintenance liability for the communal driveway only, on an as and when basis. Long lets and pets are permitted, holiday lets are not.

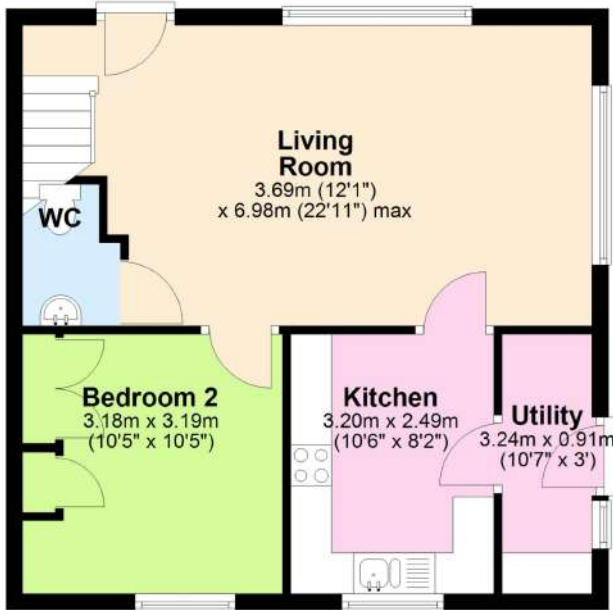


Property Ref SEA2138

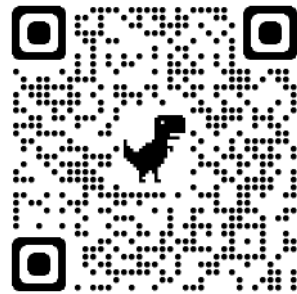
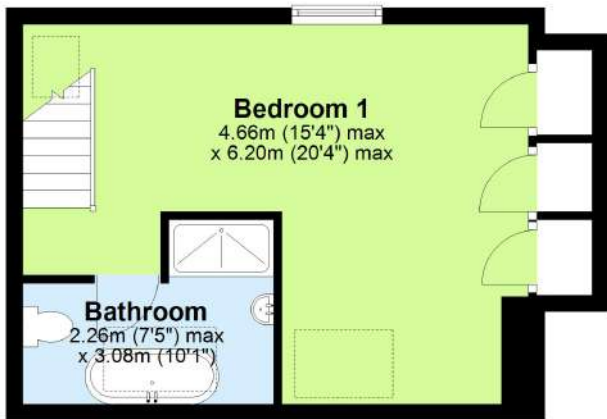
Council Tax Band C - £2,504.96 for 2026/2027

Total Approximate Floor Area 79m² (850 sq ft)

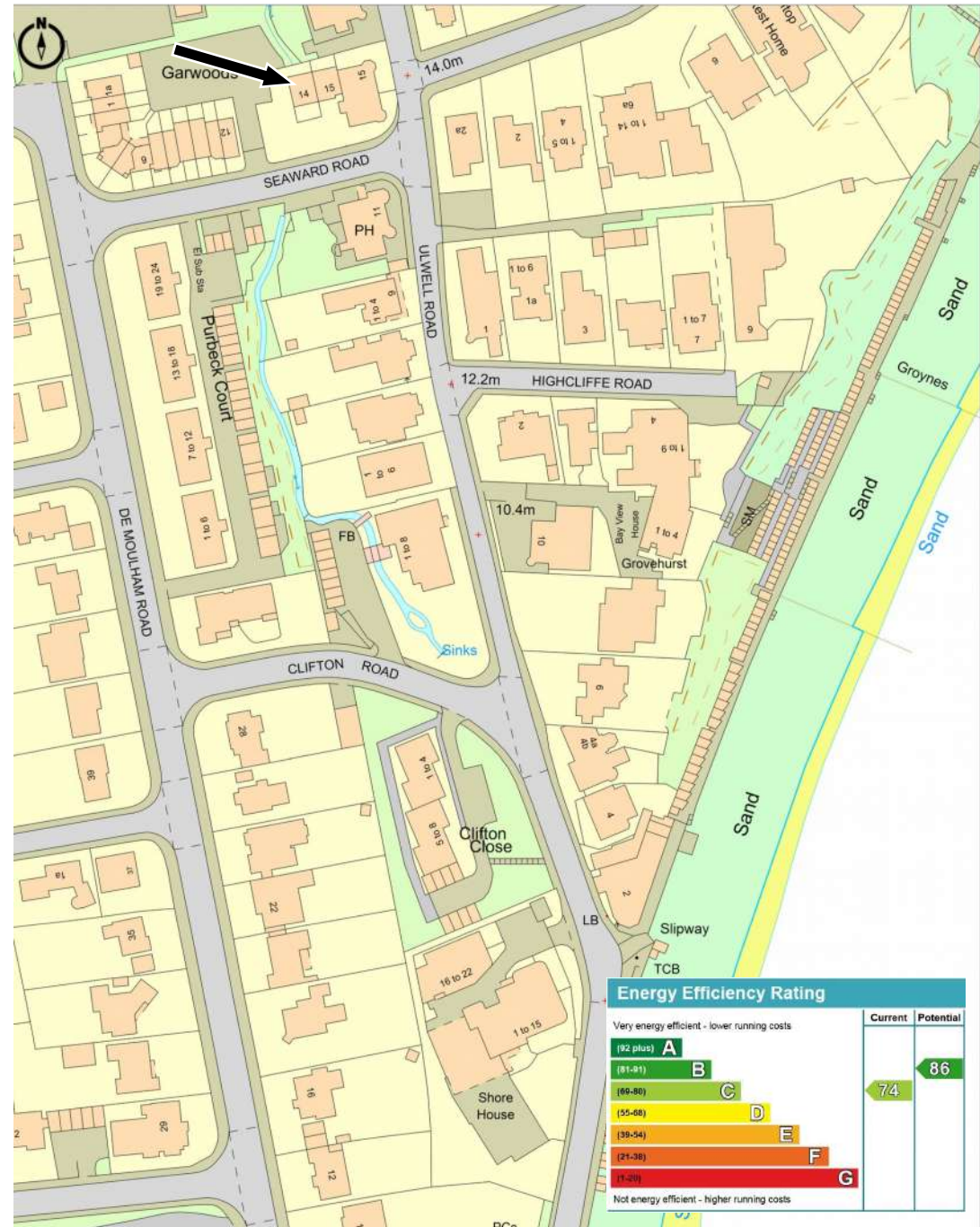
Ground Floor



First Floor



Scan to View Video Tour



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 86 |
| (81-91) | B | | |
| (69-80) | C | 74 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

