



Bell Street, Swanage BH19 2SA

£625,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS





A CHARMING AND SUBSTANTIAL 1930S FAMILY HOME, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS, WITH A WEALTH OF ORIGINAL FEATURES THROUGHOUT

The property is entered via a welcoming hallway with original timber flooring and picture rails. To the front, a bright sitting room featuring exposed brickwork and a bay window enjoys views over the characterful stone cottages opposite. To the rear, the impressive open-plan kitchen/dining/family room provides an excellent space for modern living, complete with bi-fold doors opening onto a raised terrace making it an ideal space for entertaining.

The upper floors provide four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, in addition to a separate family bathroom. The top floor enjoys far-reaching views towards Ballard Down and the surrounding countryside. Externally, the property benefits from private rear parking for one vehicle, along with additional on-road parking to the front. The front and rear gardens are designed for ease of use and enjoyment.

Situated on a sought-after road, within walking distance of local amenities, well-regarded schools and being approximately one mile from Swanage town centre and its sandy beaches.



KEY FEATURES

- Substantial 1930s family home arranged over three floors
 - Four well-proportioned bedrooms
- Principal bedroom with en-suite and separate family bathroom
 - Bright sitting room with exposed brickwork and bay window
- Spacious open-plan kitchen/dining/family room with bi-fold doors opening onto a raised terrace
 - Wealth of original features including timber flooring and picture rails
 - Far reaching views towards Ballard Down
- Private rear parking for one vehicle and low maintenance front and rear gardens
 - Sought after location within walking distance of schools and amenities
 - Approximately one mile from Swanage town centre and sandy beaches















ADDITIONAL INFORMATION

Tenure

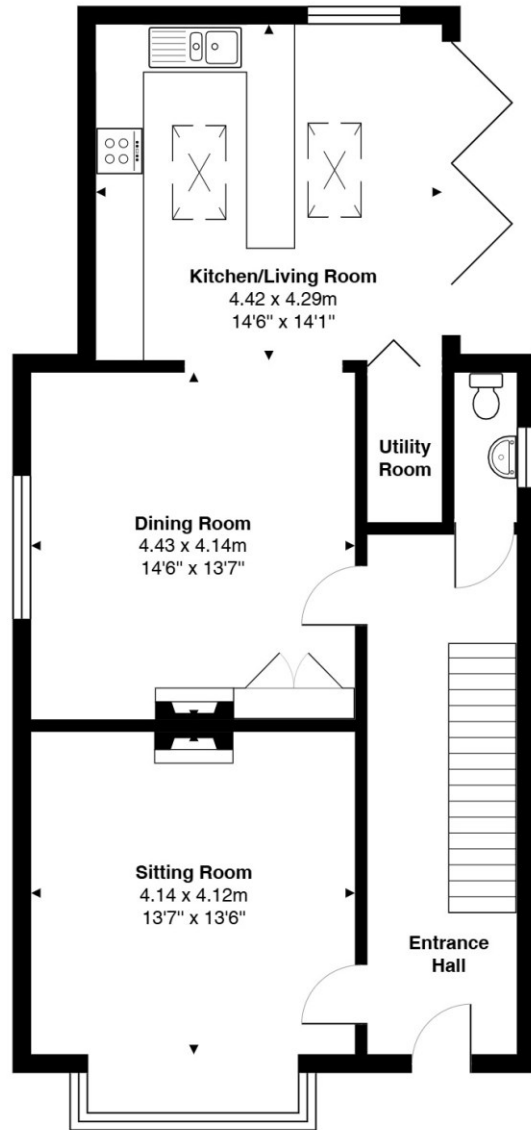
Freehold

Council Tax

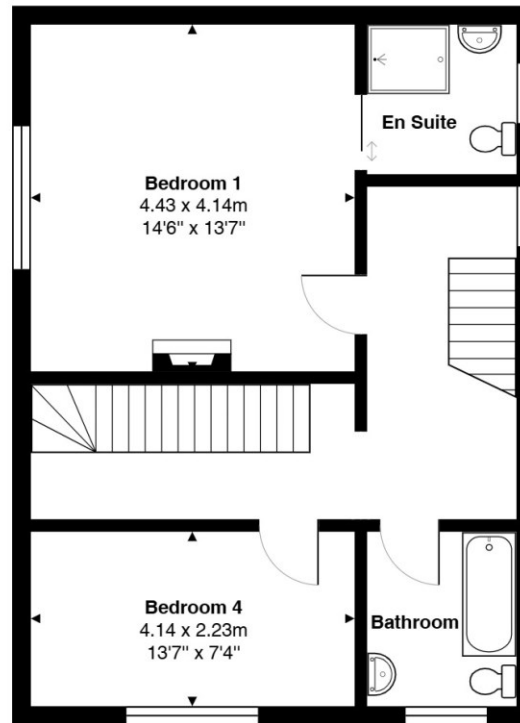
Band E - Dorset Council



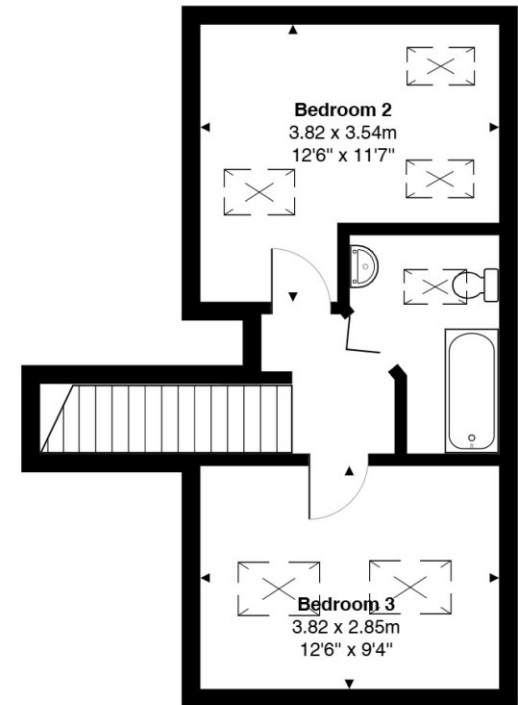
FLOORPLAN



Ground Floor
Area: 75.8 m² ... 815 ft²



First Floor
Area: 54.1 m² ... 582 ft²



Second Floor
Area: 33.4 m² ... 360 ft²

Total Area: 163.3 m² ... 1758 ft²

All measurements are approximate and for display purposes only





Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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