



Court Road
Swanage, BH19 1JE

Freehold

 4  2  2  C



Hull
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Court Road

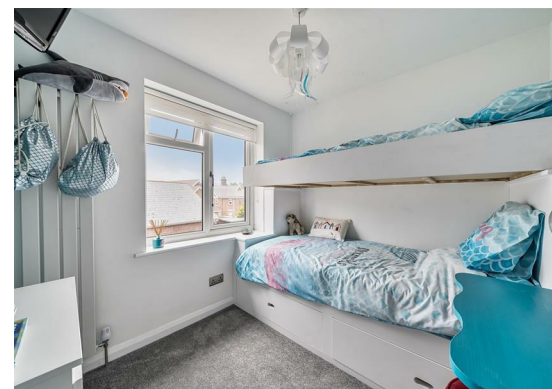
Swanage, BH19 1JE

- Immaculately Presented Detached Family Home
- Parking and Garage
- Close to Local Amenities
- Large Patio Garden
- Four Bedrooms
- En-Suite to the Principal Room
- Generously Sized Kitchen
- Sleek, Modern Design Throughout
- Recently Refurbished
- Level Walk into Town Centre





We are delighted to present to market this immaculately presented, detached four bedroom home, situated just a short stroll from Swanage Town Centre. The property features a parking space and garage, plus a deceptively large garden, nestled on Court Road in Swanage.



Stepping over the threshold, you find yourself in the entrance hallway, providing a warm welcome to the home, and the perfect space to store shoes and hang coats. The entrance hallway provides a useful downstairs WC under the stairs ascending to the first floor as well as access to the living room and kitchen diner.



The living room is a generous size, with two large front-aspect windows spilling light into the space. The living room also benefits from a log burner, creating the perfect ambience for cosy evenings or entertaining guests.

The kitchen comprises white, modern-style base level and wall mounted units with some integrated appliances. The room provides plentiful floorspace for cooking as well as ample dining space, whilst also benefitting from french doors leading into the conservatory.

The conservatory is currently set up with dining table and doors leading into the garden: the perfect sun trap to relax in and soak up sun rays.



The first floor provides four well-proportioned bedrooms with respective front and rear aspect windows offering a pleasant outlook. The rooms are well-presented, with the master suite providing built-in storage and bedroom two offering a modern ensuite bathroom. As well as the en suite bathroom, the first floor also benefits from a family shower room.

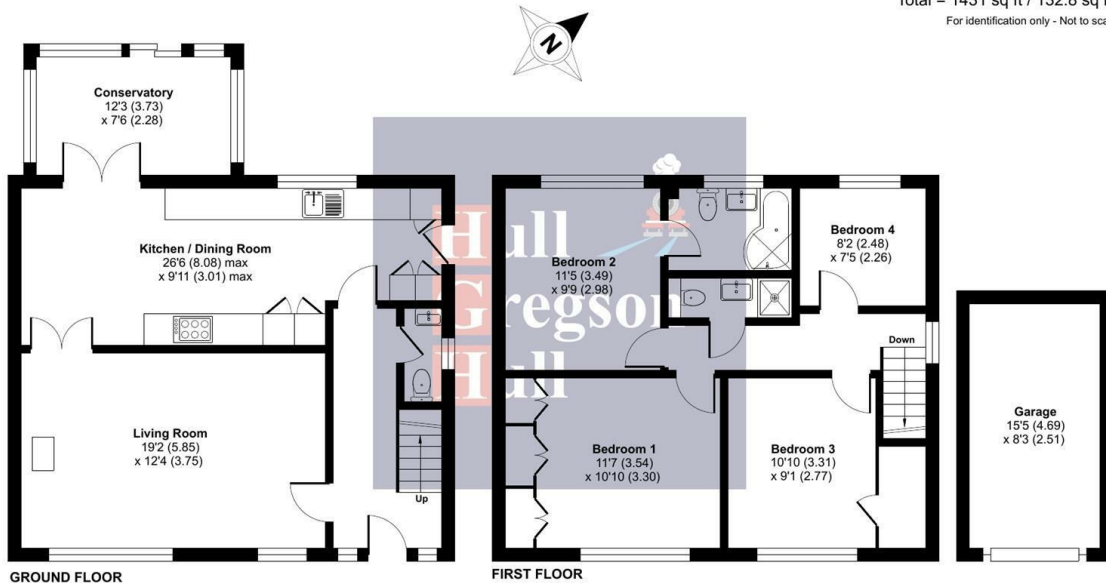
Externally, the property presents a beautifully presented rear garden of a low-maintenance style, providing a great space to relax in the outdoors. The property also benefits from allocated parking and a single garage.

Viewings come highly advised to fully appreciate the property on offer.

Court Road, Swanage, BH19

Approximate Area = 1304 sq ft / 121.1 sq m
Garage = 127 sq ft / 11.7 sq m
Total = 1431 sq ft / 132.8 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1363712



Living Room
19'2" x 12'3" (5.85 x 3.75)

Kitchen/Dining Room
26'6" max x 9'10" max (8.08 max x 3.01 max)

Conservatory
12'2" x 7'5" (3.73 x 2.28)

Bedroom One
11'7" x 10'9" (3.54 x 3.30)

Bedroom Two
11'5" x 9'9" (3.49 x 2.98)

Bedroom Three
10'10" x 9'1" (3.31 x 2.77)

Bedroom Four
8'1" x 7'4" (2.48 x 2.26)

Garage
15'4" x 8'2" (4.69 x 2.51)

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: House
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
[checker.ofcom.org.uk/](https://www.ofcom.gov.uk/broadband-checker/)

Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A (95-100)		86	A (10-20)		
B (81-94)			B (21-40)		
C (69-80)			C (41-55)		
D (55-68)			D (56-70)		
E (39-54)			E (71-85)		
F (21-38)			F (86-100)		
G (1-20)			G (101-120)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		