



Newton Road, Swanage BH19 2EA

£650,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS



A NEWLY REFURBISHED DETACHED HOME, SET IN A HIGHLY SOUGHT-AFTER ELEVATED POSITION WITH STUNNING VIEWS ACROSS SWANAGE BAY

This immaculately presented property offers bright, spacious and versatile accommodation throughout. The ground floor features a stylish kitchen/breakfast room, a generous lounge/dining room, a light-filled sun room and an additional sitting room/study, ideal for modern living. A ground floor bedroom provides flexibility for guests or multi-generational living, complemented by a cloakroom.

To the first floor there are two further well-proportioned bedrooms, once bedroom enjoying a private balcony with far reaching coastal views across Swanage Bay.

Externally, the property benefits from a beautifully maintained, low-maintenance enclosed rear garden, perfect for entertaining or relaxing. To the front, there is ample off-road parking.

Positioned within a quiet and desirable road, this exceptional home has been newly refurbished to a high standard throughout and is offered with no forward chain.

Viewing is highly recommended to fully appreciate the quality, space and outstanding setting on offer.



KEY FEATURES

- Newly refurbished detached home
- Elevated position with views across Swanage Bay
 - 3/4 bedrooms
 - 2/3 reception rooms
- Stylish kitchen and bathrooms
 - Balcony with sea views
- Low maintenance enclosed rear garden
 - Ample off road parking
- Quiet and sought-after location
 - No forward chain













ADDITIONAL INFORMATION

Tenure

Freehold

Council Tax

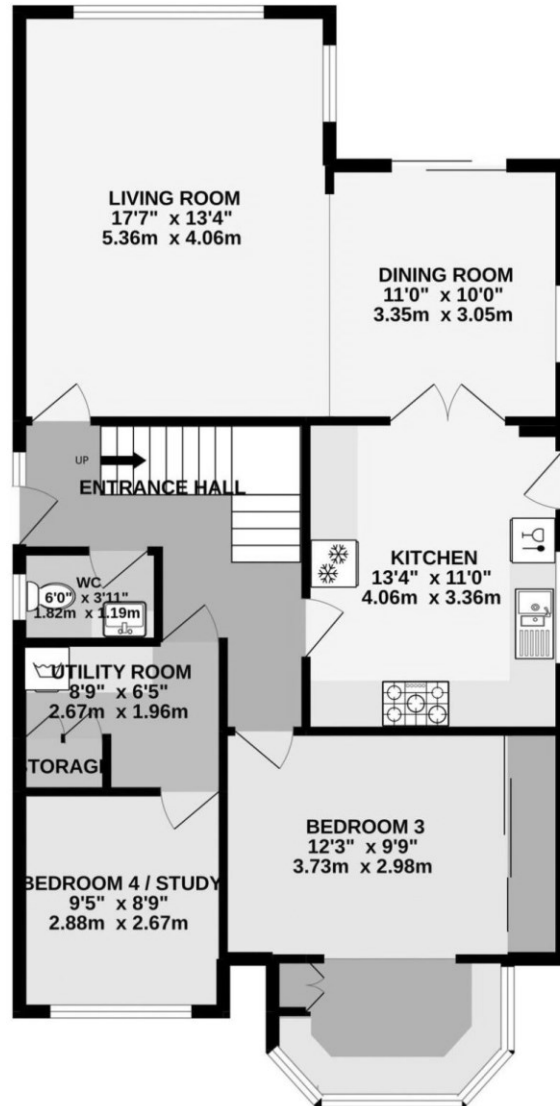
Band E - Dorset Council





FLOORPLAN

GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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