



3 CHURCH CLOSE, SWANAGE
£465,000 FREEHOLD

No 3 Church Close is an immaculately presented mid-terraced house in an outstanding central location, approximately 300 metres from the main shopping thoroughfare and slightly further from the sea front.

Constructed during the 1970s, the property offers well planned accommodation and has been updated by the current owners complementing the modern spacious easy living style, with a small extension added at the rear forming a utility room. The gardens are easily managed at both the front and rear and in addition there are well tended communal grounds for the owners of Church Close to enjoy.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant, with the conurbation of Poole and Bournemouth in easy reach via the Sandbanks ferry.

A viewing is highly recommended to appreciate this superb home. Access for viewings is strictly by appointment through the Sole Agents, Corbens, 01929 422284. Postcode for SATNAV **BH19 1JP**.

Property Reference CHU2204

Council Tax Band E - £3,287.09 for 2025/26

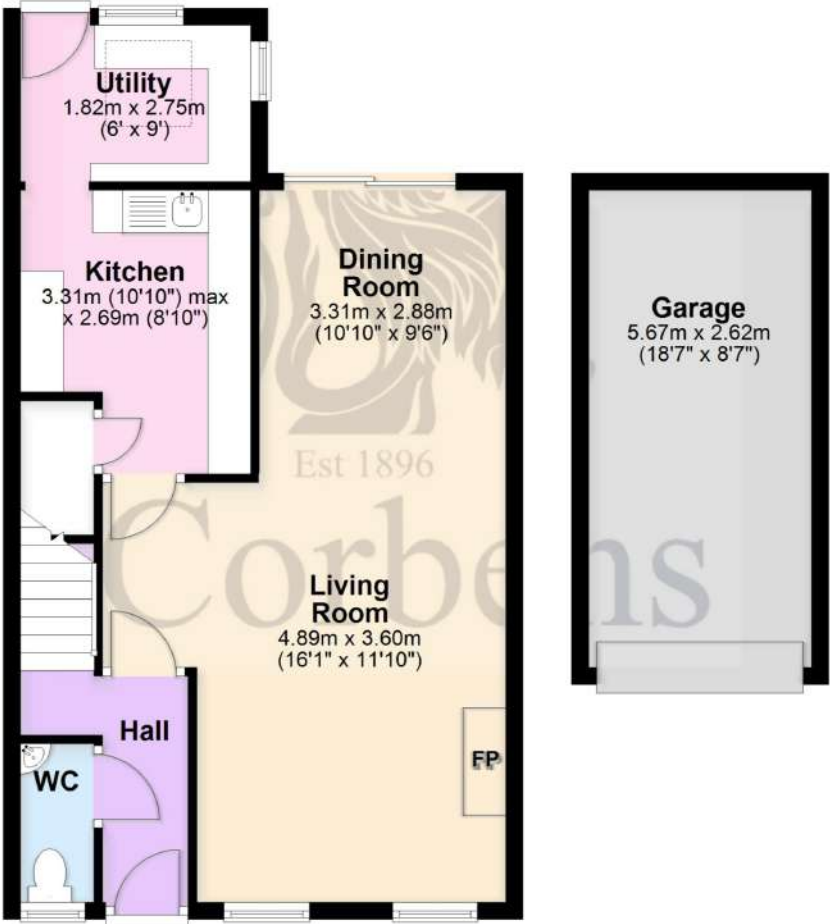


The entrance hall of this spacious family home welcomes you to the property and leads to the generously sized open plan living/dining room. With dual aspects, this room is particularly light and has sliding doors leading to the attractive rear garden. The kitchen is fitted with modern off white units, contrasting worktops, integrated gas hob and electric oven, space for fridge/freezer. Beyond, the utility room is fitted with matching units and has space for a washing machine, vaulted ceiling and a personal door to the rear garden. There is a downstairs cloakroom which completes the accommodation on this level.

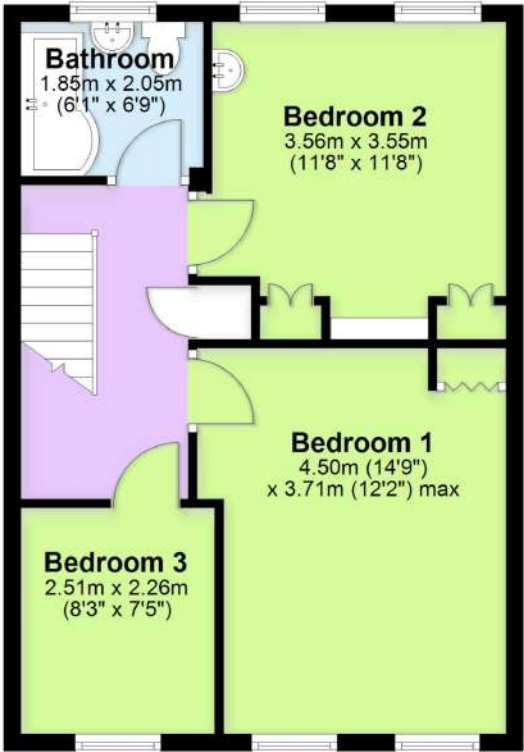
On the first floor there are two good sized double bedrooms, one single and the family bathroom. Bedroom 1 is at the front of the property and faces West with pleasant views overlooking the Church and communal gardens. Bedroom 2 has a range of fitted wardrobes and faces East. Bedroom 3 faces West at the front of the property. All bedrooms are served by the family bathroom which is fitted with a suite in white comprising p-shaped bath with shower over, WC and wash hand basin. There is a linen cupboard on the landing.

The garden at the rear of the property is lawned and bound by a mix of fencing and mature shrubs and gives access to the parking area and garage. At the front, there is a paved patio leading to the most attractive well tended communal gardens, including fish pond. There is a dedicated car parking space and single garage in a nearby block.

Ground Floor

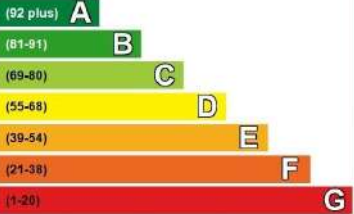


First Floor



Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
67	75



Scan to View
Video Tour

Total Approximate Floor Area 98m² (1,055sq ft)

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