



Bay Crescent, Swanage BH19 1RD

£550,000

**MOLLARO**  
DORSET & NEW FOREST ESTATE AGENTS





## ELEVATED DETACHED BUNGALOW WITH FAR-REACHING SEA VIEWS, GENEROUSLY SIZED GARDEN AND EXCELLENT POTENTIAL

Occupying an elevated position in a highly sought-after location, this two double bedroom detached bungalow enjoys far-reaching sea views and offers an exciting opportunity for buyers looking to create a superb coastal home. The property features a spacious L-shaped lounge/dining room, providing a bright and versatile living space ideal for relaxing or entertaining. To the rear, a generous conservatory overlooks the garden and provides a wonderful additional reception area that can be enjoyed throughout the year. The bungalow also benefits from a separate kitchen, two well-proportioned double bedrooms, a bathroom and a separate WC.

Outside, the property offers a generously sized westerly aspect rear garden, perfect for enjoying the afternoon and early evening sunshine and outdoor dining. Set in a quiet residential area, yet still close to the beach as well as a wide range of town centre shops, facilities and restaurants, the location combines the best of coastal living and everyday convenience. The property presents excellent potential to extend, reconfigure or redevelop (subject to the necessary planning permissions), making it an appealing opportunity for homeowners, developers or investors alike. Offered for sale with vacant possession and no forward chain.





## KEY FEATURES

- Set on an Elevated Plot with Far Reaching Sea Views
- Sought-After Location
- Two Double Bedroom Detached Bungalow
- L-Shaped Lounge/Dining Room
- Spacious Conservatory to Rear
- Bathroom & Separate WC
- Generously Sized Westerly Aspect Rear Garden
- Close to Beach & Town Centre Shops, Facilities & Restaurants
- Potential to Extend, Reconfigure or Redevelop (STP)
- Vacant Possession & No Forward Chain



## ADDITIONAL INFORMATION

**Tenure**

Freehold

**Council Tax**

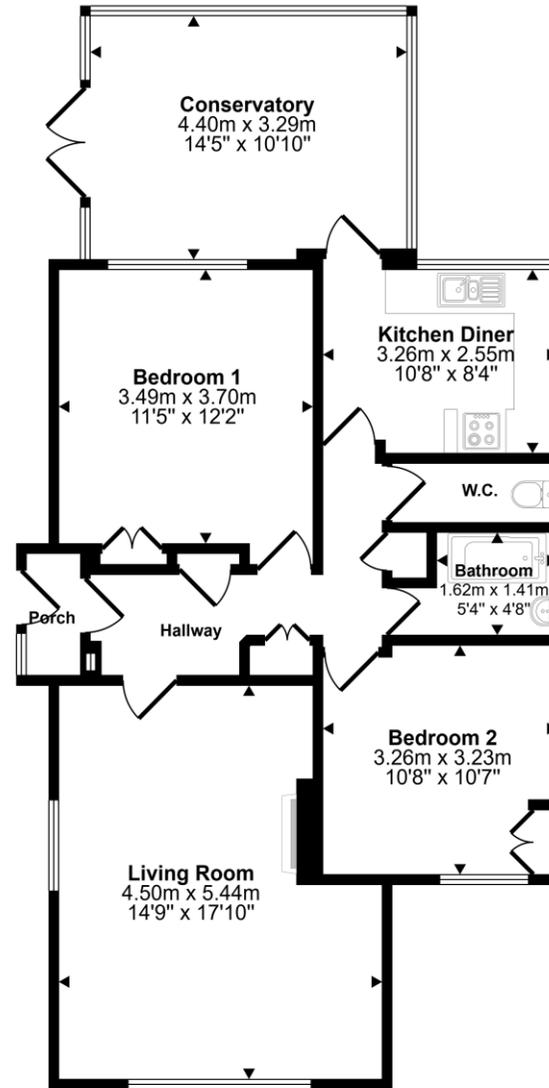
Band D - Dorset Council





# FLOORPLAN

Approx Gross Internal Area  
87 sq m / 932 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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