



HOPE COTTAGE, 25 ULWELL ROAD, SWANAGE
£400,000 Freehold

This mid-terrace house, originally thought to have been a stable-block, is situated at the rear of Lynden Hall at North Swanage. Located about one mile from the town centre, it adjoins Days Park at the rear and is within easy reach of open country and the beach via Burlington Chine.

Hope Cottage offers well presented, good sized family accommodation. It has the considerable advantage of off-road parking and an enclosed South facing garden with timber cabin ideal as a home office, studio or gym.

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.

Viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 1LF**.

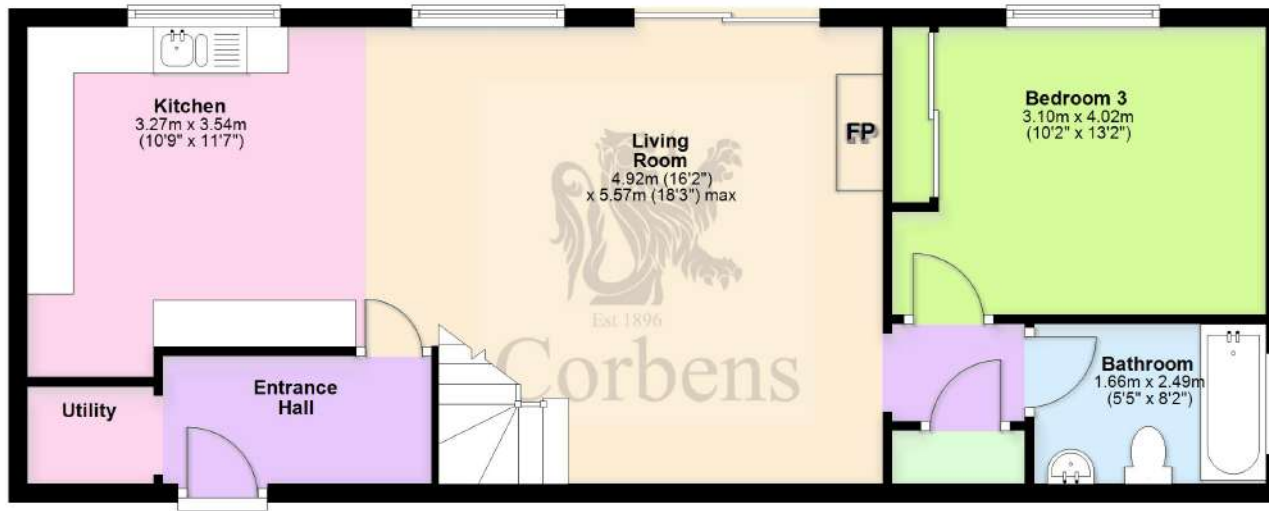


The entrance hall, with utility area leading off, welcomes you to Hope Cottage. The spacious living room spans the entire depth of the property and has an attractive feature woodburning stove. Sliding doors open to the South facing garden. The kitchen area leads off, and is fitted with a range of grey units, contrasting worktops and has space for a dining table and chairs. A small inner hall leads through to bedroom three, a good sized double with fitted wardrobe. The family bathroom is also on this level.

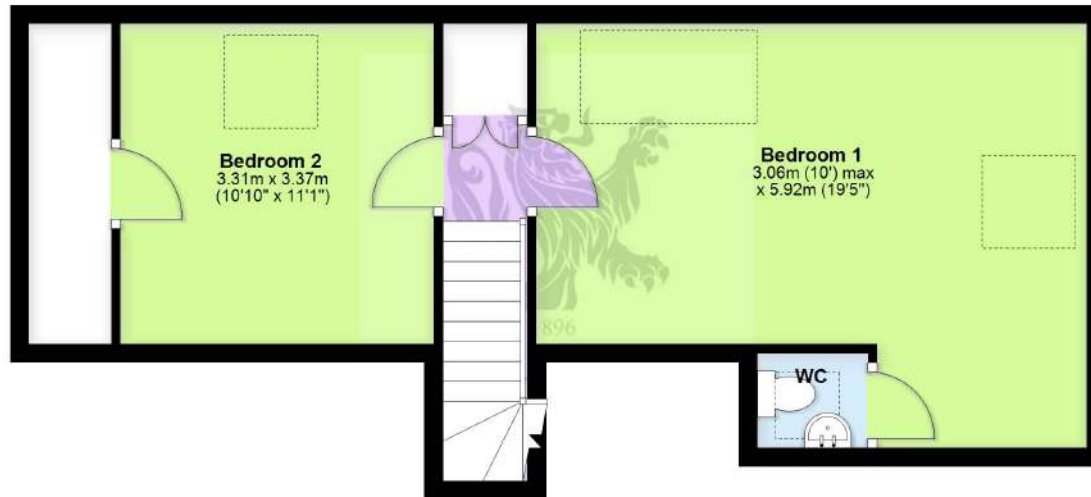
On the first floor there are two bedrooms. The principal bedroom is particularly spacious with the advantage of eaves storage and an en-suite WC. Bedroom two is a good sized single room with sloping ceilings and eaves storage.

Outside, the attractively landscaped, South facing rear garden has access to Days Park and is partially lawned with paved patio area and gravelled sections providing seating areas to enjoy the sun throughout the day. There is also a timber cabin which is ideal for storage, or use as a home office, studio or gym.

Ground Floor



First Floor

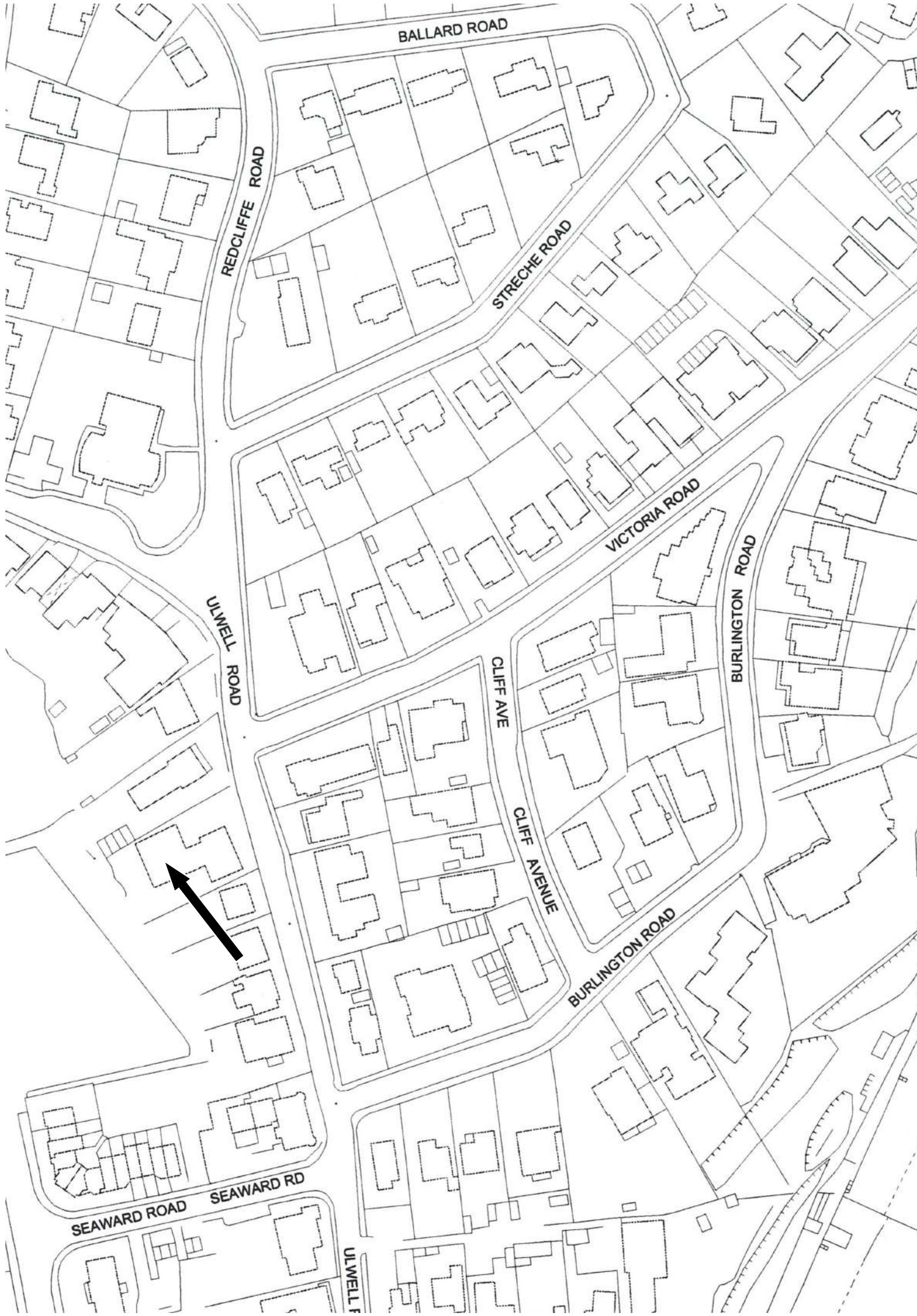


Total Floor Area Approx. 110m² (1,184 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.





BALLARD ROAD

REDCLIFFE ROAD

STRECHE ROAD

VICTORIA ROAD

BURLINGTON ROAD

ULWELL ROAD

CLIFF AVE

CLIFF AVENUE

BURLINGTON ROAD

SEAWARD RD
SEAWARD ROAD

ULWELL



