



Argyle Road, Swanage BH19 1HZ

£650,000

**MOLLARO**  
DORSET & NEW FOREST ESTATE AGENTS





A BEAUTIFULLY RENOVATED FIVE BEDROOM HOME ARRANGED OVER FOUR SPACIOUS STOREYS, OFFERING VERSATILE LIVING AND MODERN COMFORT JUST A SHORT WALK FROM THE TOWN CENTRE & BEACH

Situated in one of Swanage's most desirable locations, this beautifully presented five bedroom semi-detached home has been comprehensively renovated to an exceptional standard. It offers stylish, contemporary living in a move-in ready property, ideally positioned within an easy, level walk of both the town centre and the beach.

The lower ground floor forms the practical heart of the home, featuring a contemporary kitchen/dining room, a bright conservatory overlooking the garden, a convenient WC and an additional room that could be ideal for use as a home gym, studio or snug.

On the ground floor, the property offers a welcoming living room with large bay window, creating the perfect room for hosting guests or quiet family evenings. A further reception room / Bedroom 5, complete with its own en suite bathroom and private balcony are also found on this level, creating the ideal space for additional accommodation bedroom / guest suite, a children's playroom or home office.

The first floor comprises Bedroom 1 and Bedroom 2, both benefiting from en suite bathrooms, along with a separate cloakroom for added convenience. Occupying the top floor, Bedrooms 3 and 4 also both feature their own en-suite bathrooms, creating private and comfortable spaces ideal for family members or guests. There are far reaching views from the top floor, across Swanage towards the Purbeck Hills.

Externally, the property enjoys a private garden to the rear that perfect for relaxing or entertaining, as well as a low maintenance front garden. On road parking is available to the front of the property.

Swanage itself is a charming seaside town located at the eastern tip of the Isle of Purbeck, renowned for its beautiful sandy beach, welcoming community and charming blend of traditional seaside character and modern amenities. The historic steam railway offers a nostalgic link to the past, while nearby Durlston Country Park provides access to the breathtaking Jurassic Coast, a UNESCO World Heritage Site famed for its dramatic cliffs and spectacular coastal walks.

For those needing to travel further afield, Wareham is approximately ten miles away and offers direct rail links to London, while the Sandbanks Ferry provides a convenient route to Poole, Bournemouth and the wider Dorset coastline.

The property was previously operated as a successful guest house until 2017 but now has full residential use and is currently tenanted. Given the versatile layout the property offers excellent potential for those looking to offer AirBnB or similar holiday lets in future.

An impressive home with flexible and stylish accommodation throughout.



## KEY FEATURES

- Spacious, Move In Ready Semi-Detached Family Home
- Former Guest House Ideal for Residential or Holiday Let Use
- Stylish Modernised Accommodation Arranged Over Four Storeys
- Five En Suite Bedrooms
- Versatile Layout Ideal for Families, Multi-Generational Living or Guest House
- Spacious Kitchen/Dining Room with Adjoining Conservatory
- Private Rear Garden
- Highly Sought After Location
- Short Walk to the Beach & Town Centre Shops & Facilities
- Currently Tenanted and Offered with No Forward Chain





## ADDITIONAL INFORMATION

**Tenure**  
Freehold

**Council Tax**  
Band A - Dorset Council



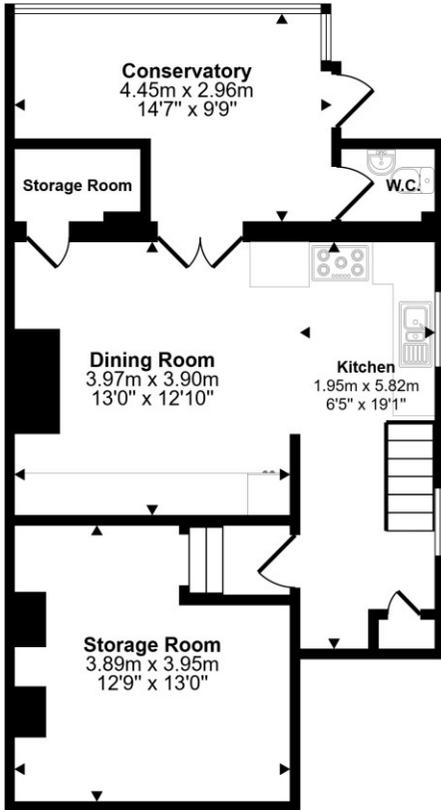




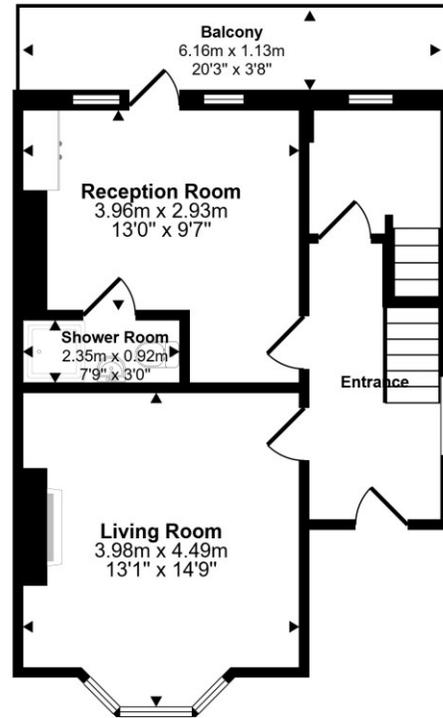


# FLOORPLAN

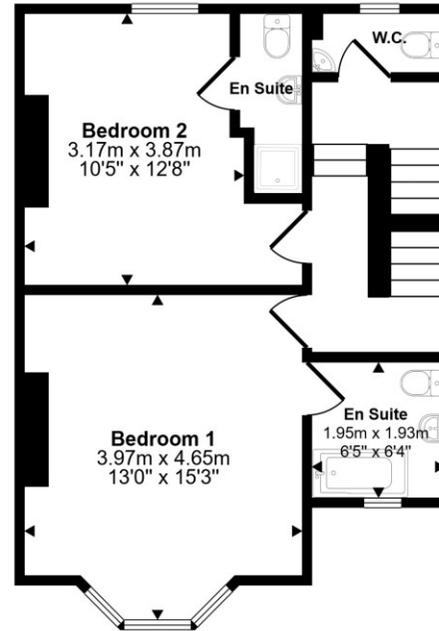
Approx Gross Internal Area  
197 sq m / 2120 sq ft



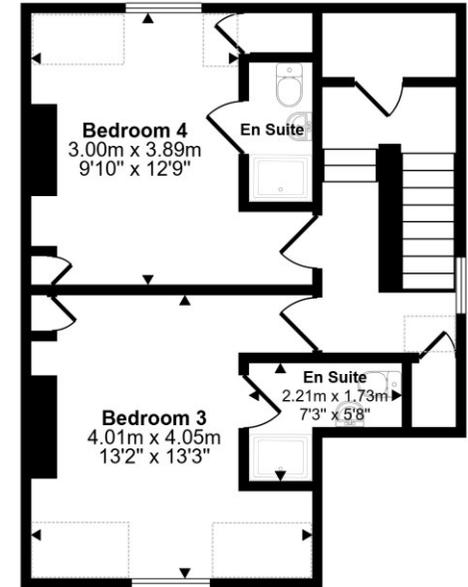
lower Ground Floor  
Approx 60 sq m / 643 sq ft



Ground Floor  
Approx 44 sq m / 479 sq ft



First Floor  
Approx 47 sq m / 511 sq ft



Second Floor  
Approx 45 sq m / 487 sq ft

☐ Denotes head height below 1.5m

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>			77
(55-68) <b>D</b>		57	
(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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