



2A GORDON ROAD, SWANAGE
£395,000 Freehold

This superior modern detached house is situated in an elevated position about half a mile to the West of the town centre and beach. Immaculately presented throughout, it is an ideal family home with an easily maintained enclosed rear garden. It also enjoys views of the Purbeck Hills and has the considerable advantage of allocated parking for 2 vehicles.

Built in 2011 by a local reputable builder, the house is of traditional cavity brick construction under a slate tiled roof.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

VIEWING. By appointment only through Sole Agents Corbens, 01929 422284. The postcode for this property is **BH19 2QH.**

Property Ref: GOR2308

Council Tax Band D - £2,818.07 for 2025/26

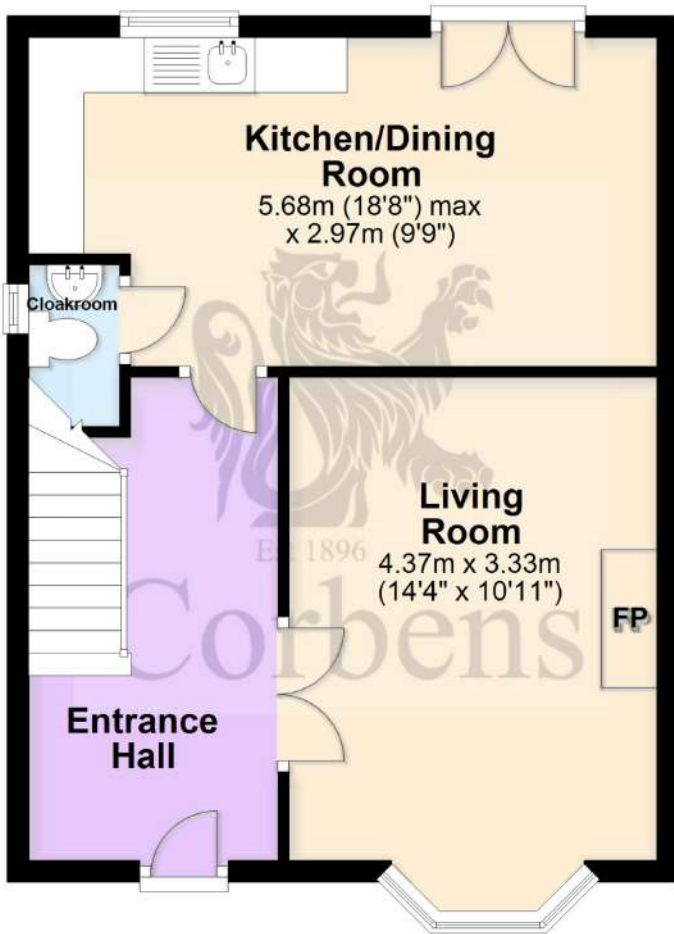
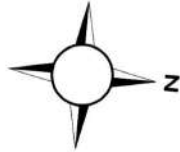


This stylish family property offers excellent well planned accommodation creating a light and spacious home. The entrance hall leads you to the generously sized living room with fireplace and fitted wood burning stove. This room has good views of the Purbeck Hills. At the rear the South facing kitchen/dining room spans the full width of the property and is fitted with an extensive range of light units, complementing worktops, integrated gas hob and electric oven, spaces for dishwasher, washing machine, tumble dryer and fridge/ freezer, double doors open to the timber deck terrace, harmoniously blending the indoor/outdoor living space.

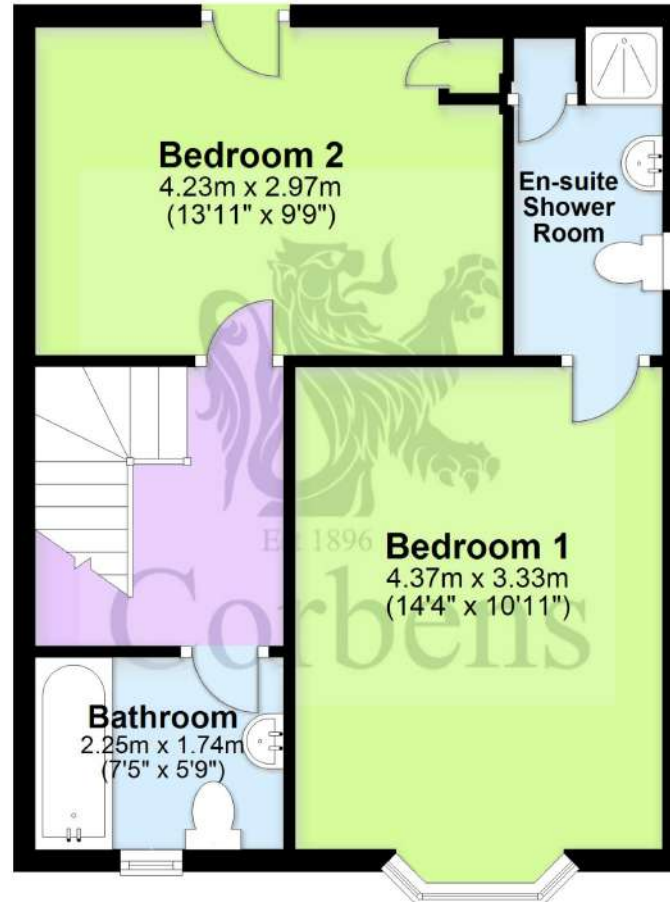
On the first floor there are two good sized double bedrooms. Bedroom 1 has views over rooftops to the Purbeck Hills and Bay in the distance and an en-suite shower room. Bedroom 2 is South facing and overlooks the rear garden and courtyard. The family bathrom, fitted with a modern suite, completes the accommodation.

Outside, to the side of the property is a resin driveway providing parking for two vehicles, in addition to a large single garage. The gardens are easily maintained with timber decking and a resin courtyard to the side and rear, which is South facing and enjoys views of the Purbeck Hills and is bound by fencing.

Ground Floor

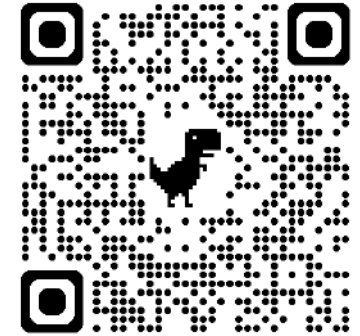


First Floor



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

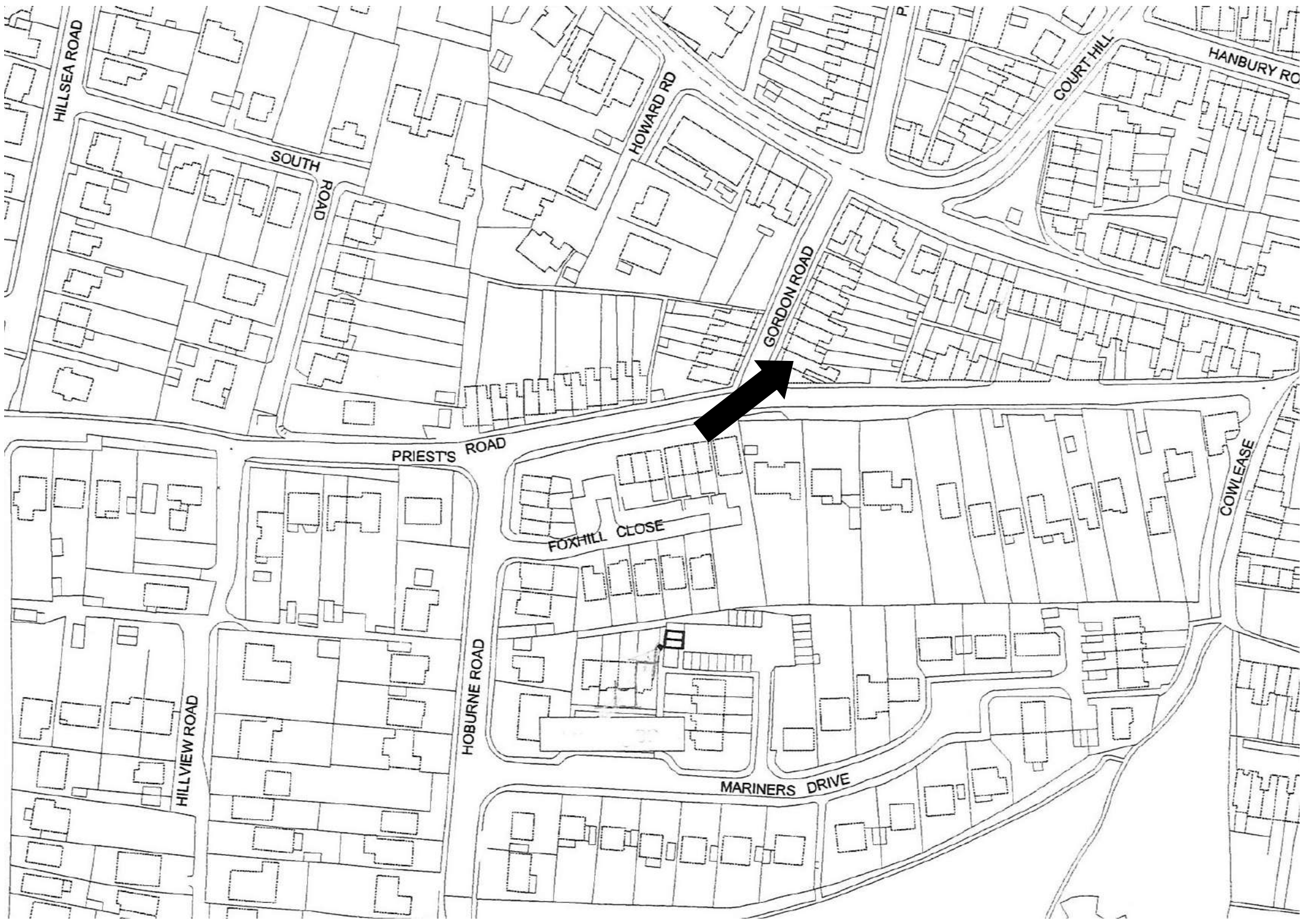
Total Floor Area
Approx. TBCm² (TBC sq ft)



Scan to View Video Tour







HILLSEA ROAD

SOUTH ROAD

HOWARD RD

GORDON ROAD

COURT HILL

HANBURY RO

PRIEST'S ROAD

FOXHILL CLOSE

COWLEASE

HILLVIEW ROAD

HOBURNE ROAD

MARINERS DRIVE