

Richmond Road, Swanage BH19 2PZ

£450,000 Guide Price

MOLLARO

DORSET & NEW FOREST ESTATE AGENTS




RESERVED

A BEAUTIFULLY PRESENTED AND SPACIOUS FAMILY HOME WITH A SOUTH-FACING GARDEN AND STUNNING COASTAL VIEWS. IDEALLY LOCATED WITHIN WALKING DISTANCE OF SWANAGE TOWN CENTRE, SCHOOLS AND BEACH.

Having been a much-loved family home for the current owners, who have happily raised their four children here, this beautifully presented and deceptively spacious property is now ready to welcome its next owners. Offering well-proportioned accommodation, a generous family kitchen and an attractive south-facing garden, it combines practical family living with a convenient location close to Swanage town centre, local schools and the beach.

Steps descend towards the front door, opening into a spacious entrance hall with ample room for coats, footwear, pushchairs and everyday family essentials. To the left, double doors lead into the generous sitting room, where a large picture window overlooks the front garden and allows plenty of natural light to fill the space, creating a bright and inviting room in which to relax.

Returning to the entrance hall, steps descend into the impressive family kitchen, which forms the heart of the home. Offering extensive worktop space and ample room for a large dining table, this is a versatile space suited to both everyday family life and entertaining. The kitchen is fitted with two Neff™ ovens and a five-burner Bosch™ gas hob, alongside space for an American-style fridge freezer and a useful pantry cupboard providing additional storage.

A particularly appealing feature is the abundance of natural light, with raised glazing above the French doors and a substantial picture window drawing in the southerly sunshine throughout the day. The current owners describe it as a kitchen where every day feels like summer, reflecting the bright and welcoming atmosphere of this central living space.

The sink enjoys pleasant views across the garden and neighbouring rooftops towards the Purbeck Hills beyond. Further fittings include an integrated dishwasher, space for a tumble dryer, a washing machine and a conveniently positioned wine rack. Double doors open onto a decked seating area, with steps leading down into the garden.

Back in the entrance hall, stairs rise towards the first floor, with a conveniently positioned cloakroom fitted with a W.C. and wash hand basin. A half landing provides access to bedroom three. While the room has some restricted head height, it offers a generous floor area and is currently arranged with a double bed, wardrobes and a study area. Four dormer windows provide far-reaching views towards the sea, Swanage Bay and the distinctive white cliffs of Ballard Down, creating an appealing outlook and a room with plenty of character. Continuing to the main landing, the principal bedroom is a bright and comfortable space, benefiting from natural light through the front-facing window. Fitted wardrobes extend along one wall, providing practical storage.

Bedroom two is another well-proportioned room, comfortably accommodating a double bed and offering flexibility for family members or visiting guests. Completing the accommodation is the family bathroom, fitted with a bath, overhead rainfall shower, separate handheld shower attachment, wash hand basin and W.C.

The outside space further enhances the property's appeal, with generous parking to the front and an attractive south-facing garden to the rear. To the front, there is ample off-road parking, with two generous spaces currently accommodating larger vehicles, alongside a neatly maintained gravelled garden. A pathway and steps lead around the side of the property towards the main entrance, passing a useful storage shed ideal for garden equipment, outdoor furniture and beach essentials before opening into the rear garden.

The south-facing garden is a particular highlight, offering a generous outdoor space for family life and entertaining. Enclosed by established planting, fencing and an attractive original stone wall, it combines a good degree of privacy with plenty of character. A sizeable lawn provides ample space for children to play and is currently laid with artificial turf, offering a practical, low-maintenance surface that has proved ideal for family football matches.

Positioned discreetly in one corner is a large whirlpool jacuzzi, providing an appealing spot to relax and unwind. A second, attractively presented shed offers additional storage and could also lend itself to use as a children's playhouse. Together, the lawn, decked seating area, jacuzzi and useful outbuildings create a versatile garden with plenty to offer, whether enjoying time with family, entertaining friends or making the most of the warmer months.

Richmond Road occupies a convenient position within Swanage, offering an appealing balance between everyday amenities and the coastal lifestyle for which the town is renowned. The town centre, sandy beach and a selection of primary and secondary schools are all within walking distance, making the location particularly attractive to families. A number of nurseries and early years settings are also nearby, while the surrounding countryside and coastline provide excellent opportunities to enjoy the outdoors.

Swanage remains a popular choice for those seeking a welcoming community, beautiful natural surroundings and a more relaxed pace of life by the sea. From the sandy beach and traditional town centre to the walking routes and spectacular scenery of the Isle of Purbeck, the area offers an enviable setting for both permanent residents and those looking to embrace the coastal lifestyle.

Overall, this is a welcoming and well-presented family home offering generous living space, a bright and sociable kitchen, a south-facing garden and ample off-road parking, all within convenient reach of Swanage's town centre, schools and beach.



KEY FEATURES

- Beautifully presented and spacious family home
- Three well-proportioned bedrooms
- Bright sitting room with large picture window
- Generous family kitchen with ample dining space
- Two Neff™ ovens and five-burner Bosch™ gas hob
- Far-reaching views towards Swanage Bay and Ballard Down
- South-facing garden with decked seating area and jacuzzi
- Large lawn and two useful storage sheds
- Ample off-road parking for multiple vehicles
- Walking distance to Swanage town centre, sandy beach and schools









ADDITIONAL INFORMATION

Tenure

Freehold

Council Tax

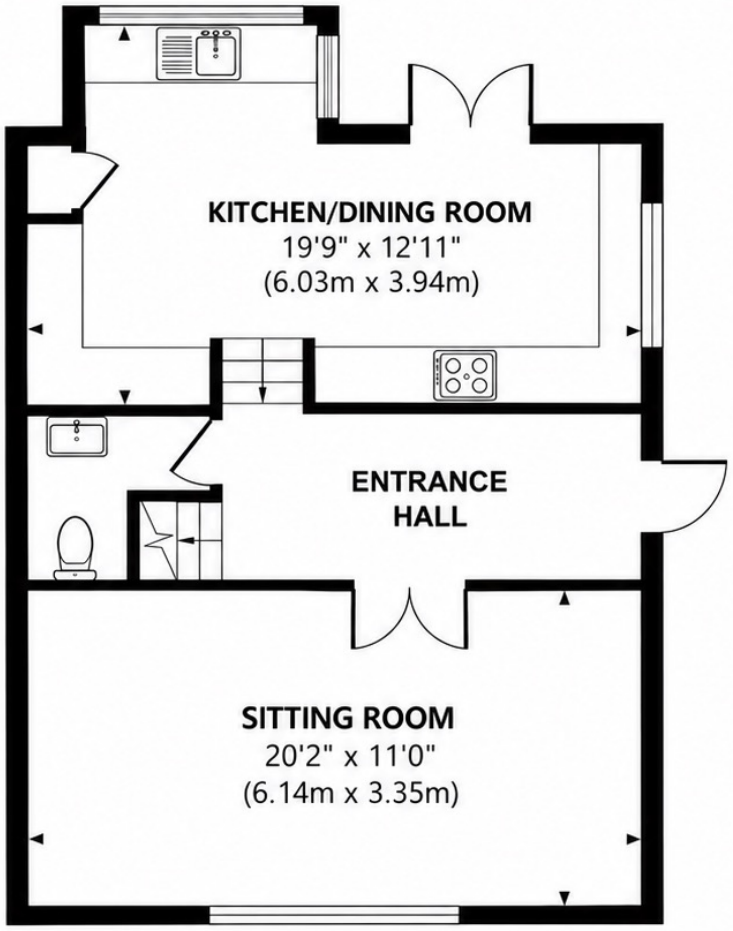
Band C - Dorset Council



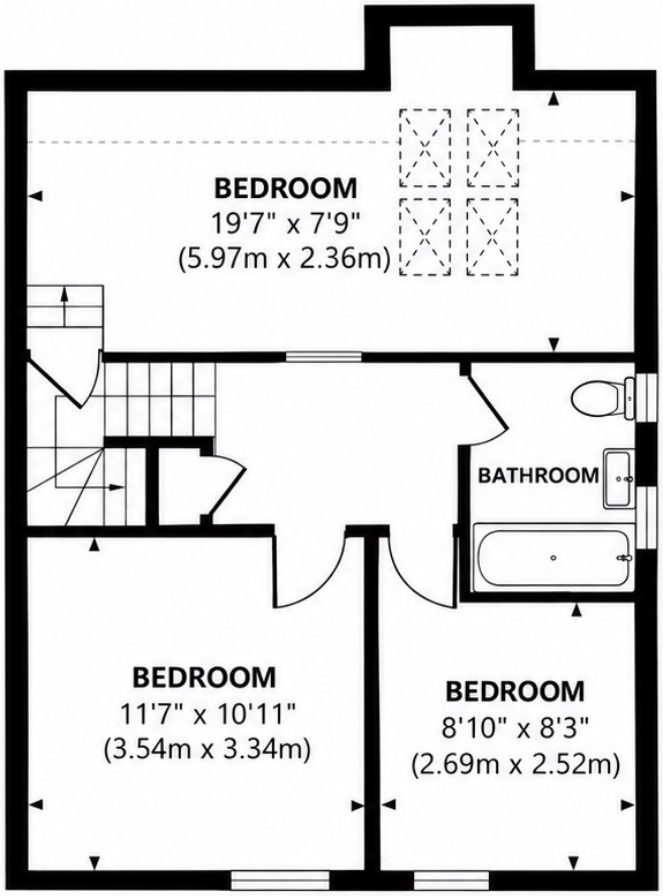




FLOORPLAN



GROUND FLOOR
APPROXIMATE FLOOR AREA
553 sq. ft
(51.45 sq. m)



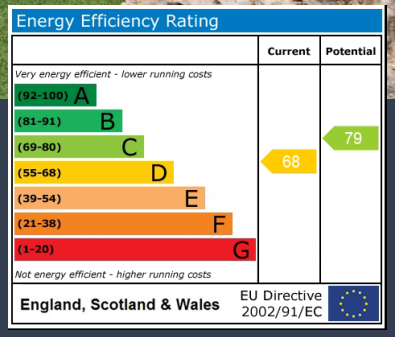
FIRST FLOOR
APPROXIMATE FLOOR AREA
532 sq. ft
(49.47 sq. m)

APPROX. GROSS INTERNAL FLOOR AREA 1085 SQ. FT / 100.01 SQ. M

ALL MEASUREMENTS ARE APPROXIMATE AND FOR DISPLAY PURPOSES ONLY







Viewing by Appointment Through the Vendor's Sole Agent

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