



**14 GANNETTS PARK, SWANAGE**  
**£675,000 Freehold**

This substantial detached property, originally a large family house is currently arranged as ground floor flat with 2 storey maisonette above. Situated in an excellent residential cul-de-sac, it is about half a mile from the town centre and some 300 metres of the seafront. The property thought to have been built during the mid 20<sup>th</sup> Century, although converted into 2 apartments during the 1970s. It is of traditional cavity construction with cement rendered elevations, under a tiled roof.

Offered freehold, 14 Gannetts Park benefits from spacious accommodation with views of the Purbeck Hills and Swanage Bay in the distance, good sized gardens and two detached garages. The property offers considerable scope, either as an investment or to revert the layout and creating a fine family home.

The seaside resort of 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. 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 hour) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.

Property Ref GAN2274      Both Properties are Council Tax Band C - £2,504.96 for 2026/2027

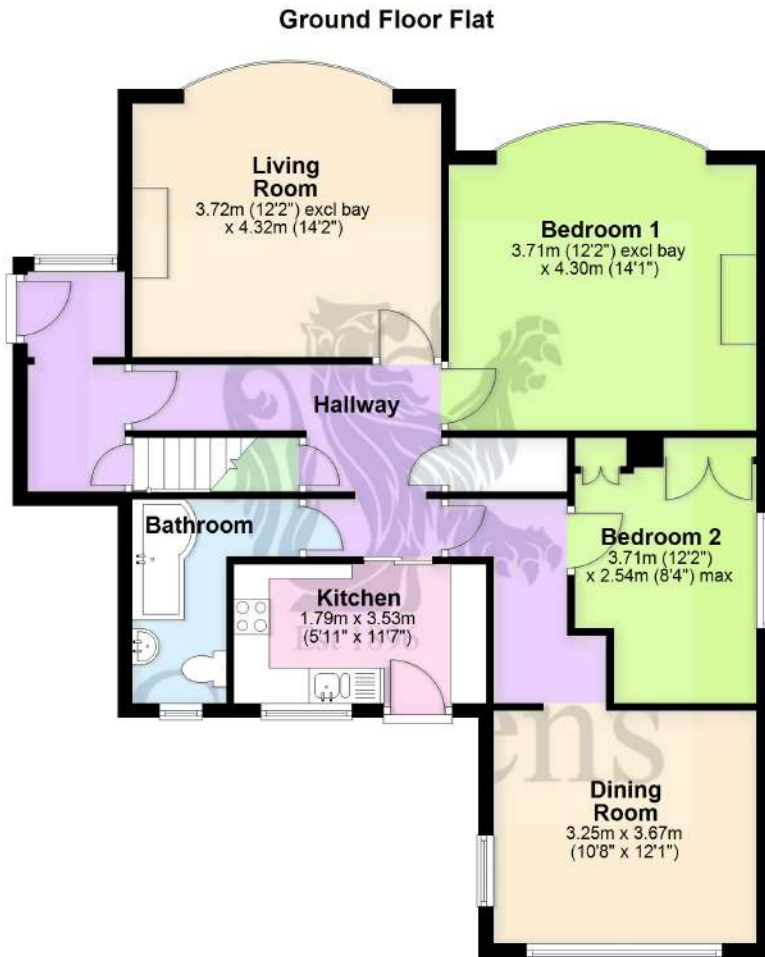


Spacious ground floor flat - The large living room with bay window and brick fireplace is South facing. The kitchen is fitted with a range of white units, complementing worktops and has access to the enclosed paved patio at the rear. The dining room is dual aspect and has some views of the Purbeck Hills in the distance. There are two double bedrooms, the principal room being South facing and has a range of fitted furniture. The bathroom, fitted with a white suite completes the accommodation.

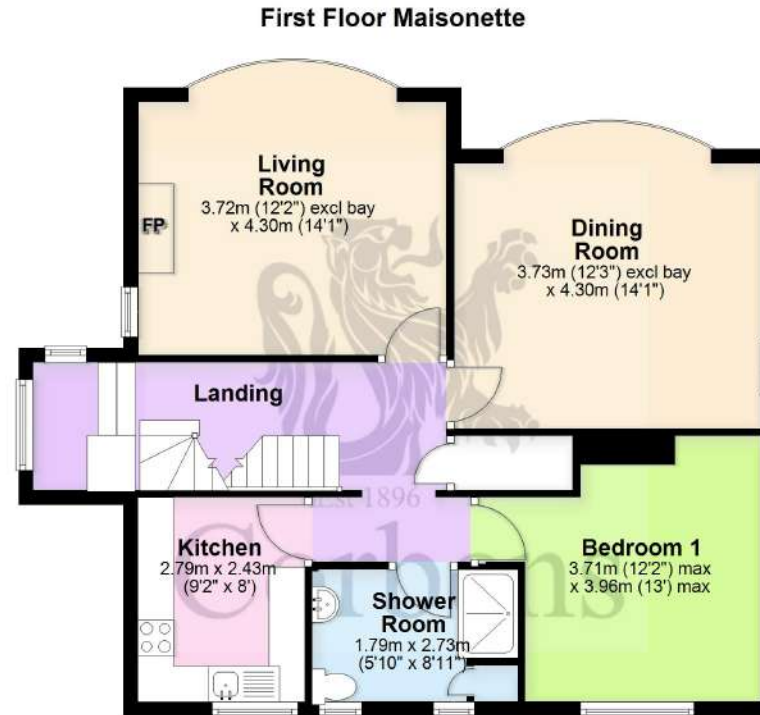
First & Second Floor Maisonette - There are two large dual aspect reception rooms at the front of the property, each with South facing bay windows; the living room also benefits from an attractive fireplace. The kitchen has views across to the Purbeck Hills and is fitted with a range of light wooden units, tiled worktops. The principal bedroom is a good sized double and has views of the Purbeck Hills and Swanage Bay in the distance. The shower room completes the accommodation on first floor. Bedroom two is also a good sized double with similar view to the main bedroom and also has the benefit on an en-suite WC.

Outside, the front garden is partially lawned with shrub borders. A concrete paved driveway provides ample off-road parking and leads to a detached single garage. At the rear, the large garden is mostly laid to lawn with a paved patio area, flower and shrub beds, fruit trees. A second detached double garage is accessed from the rear service lane.

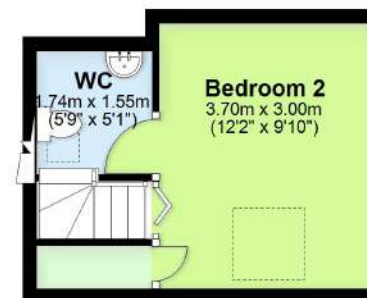




Floor Area Approx. 84m<sup>2</sup> (904 sq ft)



**Second Floor**



Floor Area Approx. 94m<sup>2</sup> (1,012 sq ft)

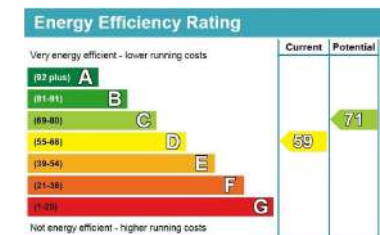
Whilst currently arranged as two apartments each with their own personal entrances from a communal hall, the property could revert to a large family house, subject to consent.

**All Viewings**

Strictly by prior appointment through the Sole Agents, **Corbens**, 01929 422284. The postcode is BH19 1PF.



Ground Floor Flat



The Maisonette

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14 Gannetts Park, Swanage, Dorset, BH19 1PF



