



22 SANDBOURNE CLOSE, SWANAGE
£390,000 Freehold

This modern detached house is located in a popular residential position in a quiet cul-de-sac, approximately one and a half miles from the town centre and within 500 metres of open country. The property is thought to have been built during the mid 1980s and is of traditional cavity construction, the outer walls being of brick under a concrete interlocking tiled roof.

22 Sandbourne Close offers well presented accommodation with good views over the town to the Purbeck Hills and Swanage Bay in the distance. It also has the considerable advantage of an enclosed rear garden, single garage and parking.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

All viewings are strictly by appointment through the Sole Agents, Corbens 01929 422284. The post code for the property is **BH19 2LQ**.



The small porch and entrance hall welcomes you to this modern family home and leads through to the generously sized dual aspect living room which spans the depth of the property. Double doors open to the conservatory which in turn leads to the paved patio and rear garden harmoniously blending indoor/outdoor living. The dining room is at the front of the property and leads through to the inner hall. Leading off, the kitchen is fitted with a range of light units, contrasting worktops, and space for freestanding appliances. There is also a cloakroom on this level.

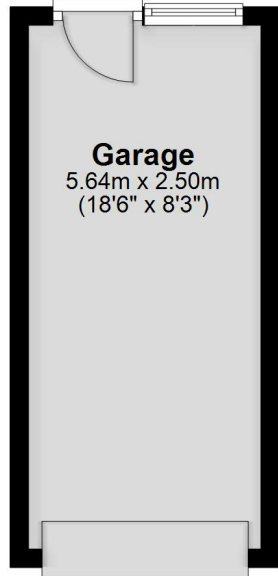
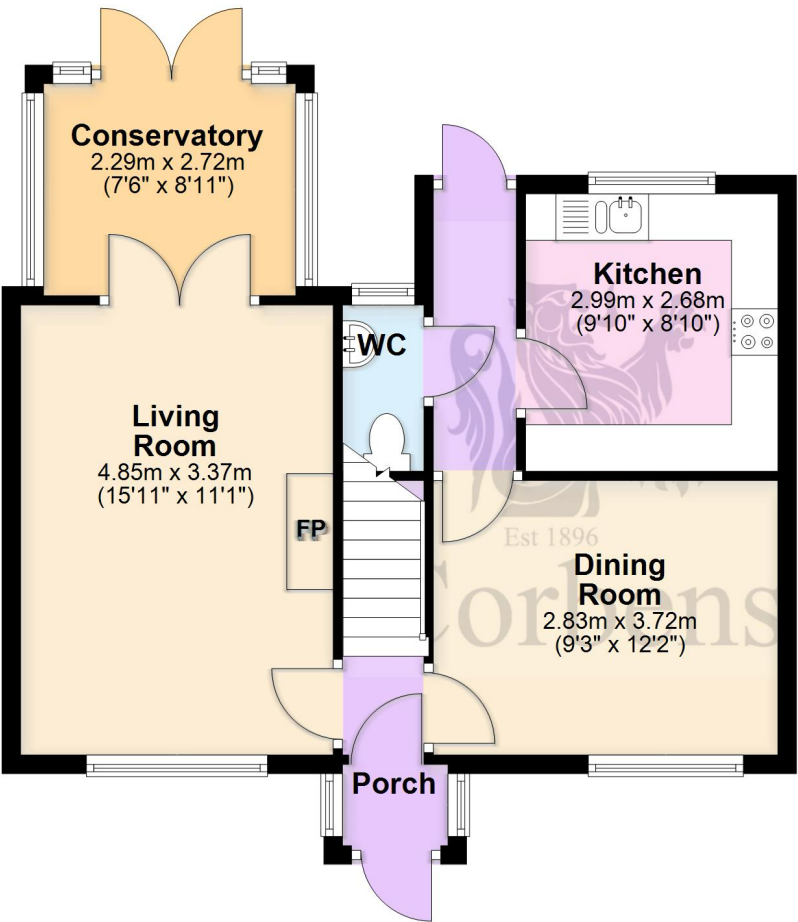
On the first floor there are three bedrooms. The principal bedroom is particularly spacious, has a range of fitted wardrobes and enjoys views across the town to the Purbeck Hills. Bedroom two is also a good sized double with the benefit of similar views to the main bedroom. Bedroom three is a single room or would make an ideal home office. The bathroom is fitted with a white suite including bath with shower over and completes the accommodation.

Outside, the open front garden mostly shingled with a flower and shrub border. A concrete paved driveway provides off-road parking and leads to the detached single garage. At the rear, the enclosed garden is mostly laid to lawn with a paved patio, ornamental trees and flower/shrub beds.

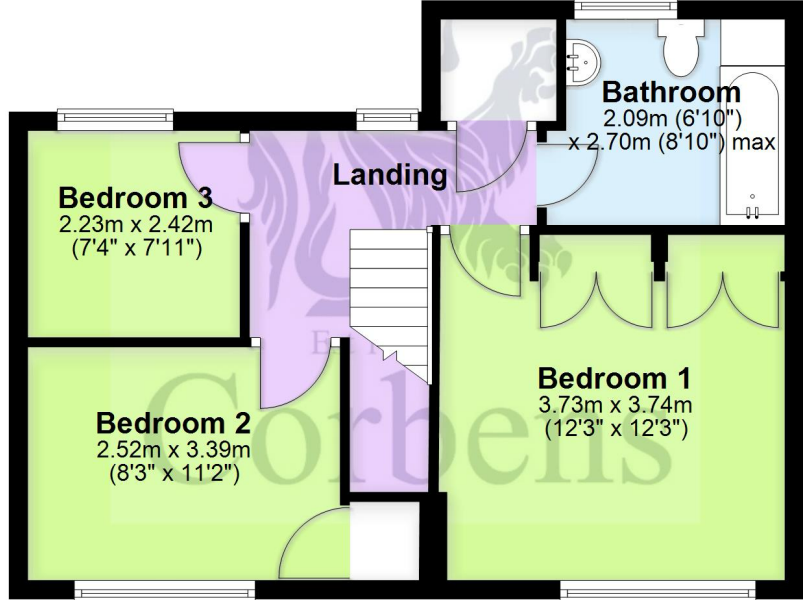
Property Ref SAN2234

Council Tax Band D - £2,818.07 for 2026/2027

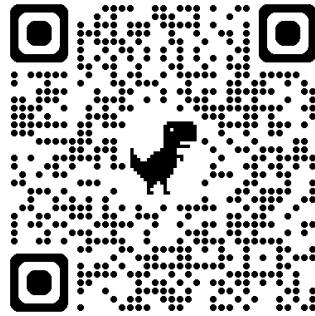
Ground Floor



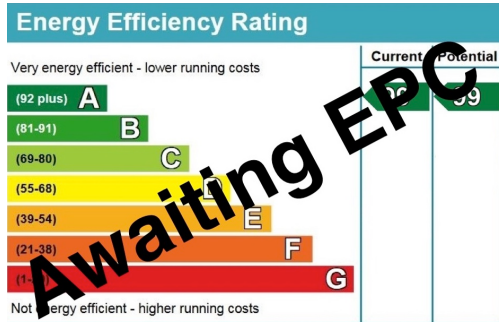
First Floor



Total Habital Floor Area Approx. TBCm² (TBC sq ft)



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Video Tour



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