



40. Victoria Avenue Swanage | | BH19 1AP

Welcome

Welcome to Victoria Avenue, a broad, tree-lined residential road in the seaside town of Swanage, known for its peaceful atmosphere and attractive, detached period homes. Situated just a short walk from the town centre and the award-winning beaches of Swanage Bay. Built in the 1930s, this substantial five bedroom family home is currently run as a successful holiday let business. It boasts the opportunity to earn additional income, whilst being a comfortable family home. The property presents character features throughout including striking bay windows and beautifully reinstated cornices and covings.

Step firstly through the gate into your Southerly-facing front garden. This welcoming garden is mostly laid to a manicured lawn and bordered with mature shrubs for a sense of seclusion. Through the main entrance, French doors welcome you into the lobby, a great place to store coats and shoes before stepping into the main hallway.

Doors then lead off to the living room. This is a bright and comforting space with a feature Purbeck stone fireplace surround, inviting a charming sense of character to the space. The bay window floods the room with natural sunshine, and the room is generously proportioned, allowing space for a comfy sofa suite, coffee table, TV & console and display cabinets. Opposite the living room is the kitchen, a modern yet homely room with plenty of space to dance around the kitchen together making family meals. The stylish kitchen comprises granite worktops, both base and eye level storage cabinets and an impressive five ring gas cooker. Uniquely, the kitchen also boasts two integral ovens and a plate warmer, reminiscent of when the home was run as a B&B. The kitchen then leads into the conservatory, which overlooks the pretty rear garden. The conservatory provides space for a large sofa suite and coffee table, an idyllic place to enjoy quiet time whilst gazing over the garden.



KEY FEATURES

- *Substantial Five Bedroom Detached Residence*
 - *Beautifully Restored and Renovated*
 - *Two Parking Spaces and Garage*
 - *Front and Rear Gardens*
 - *Pleasant Outlook Over Fields*
 - *Ideal Investment Opportunity*
 - *Perfect for Multi-Generational Living*
- *Close to Local Amenities and Transport Links*
 - *Character Features*
 - *Spacious Accommodation*



The Accommodation

The conservatory has sliding glass doors which lead into the dining room. This grand space is ideal for both formal dining and family gatherings, the dining area is beautifully designed blending original character features with contemporary style, with wood flooring and navy blue décor, complimented by rose gold accents, providing a warming atmosphere which then flows into a lounge area, perfect for relaxing in after a family meal.

Also on the ground floor, is one of the five double bedrooms this property has to offer. This is yet another beautifully designed room with a pleasant outlook over the front garden. The Southerly aspect beckons sunshine into the space, and there is plenty of room for a large double bed and free-standing storage. This bedroom is served by a separate shower room with double shower cubicle, W.C., and wash basin vanity unit. This is ideal for those looking to buy for multi-generational use.



Upstairs

From the hallway, stairs rise to the first floor landing, where high ceilings offer a sense of grandeur to the home. The soft coastal hues provide a calming ambience leading to the remaining four bedrooms and family shower room. The principal suite is by far the most luxurious, with a window seat which provides an ideal spot to enjoy your morning coffee, overlooking the steam train chuffing along the green fields. This window seat also provides further storage. The room itself is spacious, with plenty of room for a large double bed. The bedroom boasts a serene ensuite, comprising corner shower cubicle with ornate tiling, heated towel rail, wash basin vanity unit and W.C.

Bedroom two is situated next to the principal suite, and is another generously sized double with space for free standing storage. Across the landing, bedrooms three and four reside. Both are good sized doubles with plenty of space for twin beds, and a desk or double beds. These make ideal guest accommodation or great office spaces to work from home. Bedrooms two, three and four are served by the family shower room, a unique and stylish space with archway leading to the shower. The shower room comprises a wash basin vanity unit, W.C., and shower cubicle.





The Garden

Outside, the property boasts a secluded rear garden, paved with Purbeck stone and a raised lawned area. To the back of the garden, there is a decked area with light and power, providing a great suntrap for alfresco dining in the summer months. The lawned area is perfect for planting your favourite shrubs, whilst the patio boasts a Purbeck stone fish pond, adding a touch of tranquillity to the space. From the garden, there is side access to the garage. Fitted with light and power, the garage makes an ideal workshop area or additional parking. Agate then leads to your two separate parking spaces.

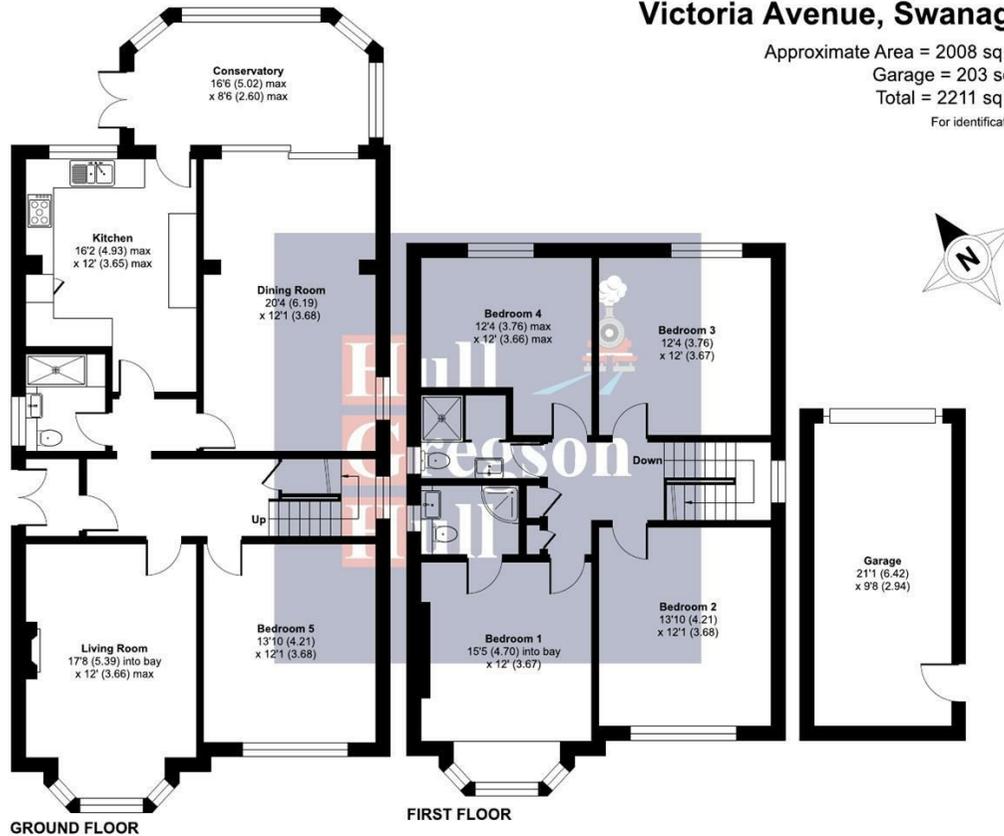
This substantial five bedroom residence provides a tranquil family home, or a brilliant investment to run as a holiday let, or long let. The current vendors have renovated and restored this 1930s home into the contemporary and characterful property we present to market. With garage and two parking spaces, all within a short stroll to Swanage town centre, the award-winning sandy beaches of Swanage. Viewing is highly recommended.





Victoria Avenue, Swanage, BH19

Approximate Area = 2008 sq ft / 186.5 sq m
 Garage = 203 sq ft / 18.8 sq m
 Total = 2211 sq ft / 205.3 sq m
 For identification only - Not to scale



Living Room 17'8" into bay x 12'0" max

Kitchen 16'2" max x 11'11" max

Dining Room 20'3" x 12'0"

Conservatory 16'5" max x 8'6" max

Bedroom Five 13'9" x 12'0"

Shower Room

Bedroom One 15'5" into bay x 12'0"

Ensuite

Bedroom Two 13'9" x 12'0"

Bedroom Three 12'4" x 12'0"

Bedroom Four 12'4" max x 12'0" max

Shower Room

Garage 21'0" x 9'7"

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hull Gregson & Hull Ltd. REF: 1417641

Energy Efficiency Rating	
Current	Potential
	74
64	

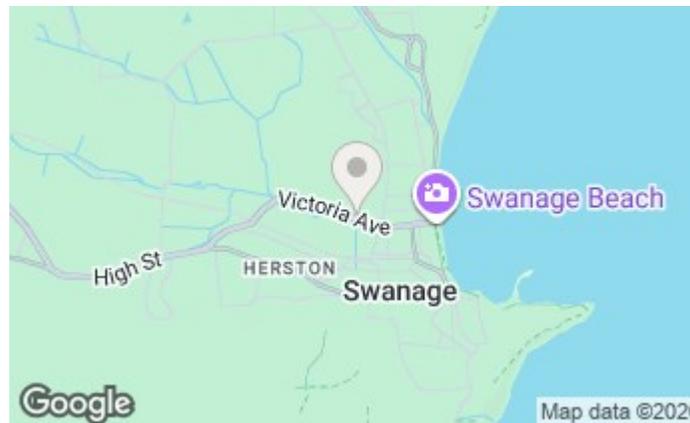
Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



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