403 High Street

Swanage, BH19 2NP

2 1 1 D

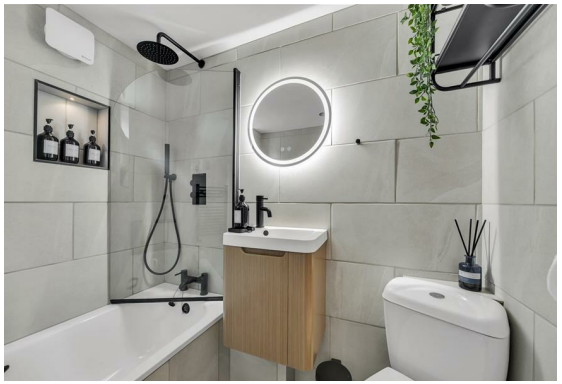
£269,950 Freehold

Hull Gregson Hull

403 High Street

Swanage, BH19 2NP

- Traditional Terrace Cottage
- 2 Bedrooms
- Character Retained
- Ground Floor Bathroom
- Very Well Appointed
- Courtyard Garden
- Views to Purbeck Hills
- Local Amenities Nearby
- Countryside and Coastal Walks in Close Proximity
- Must be Seen to Appreciate



This TWO BEDROOM MID-TERRACE COTTAGE is located on the western outskirts of Swanage close to open countryside with pathways leading to the Jurassic Coast. Possibly a former quarryman's cottage dating from the 19th century, the property has been tastefully updated and retains much of its original character. With TWO BEDROOMS and a southerly facing courtyard garden, 'Deal Cottage' will appeal to someone looking for a first time purchase or holiday let opportunity.

A raised pavement along the High Street gives access to the front of the property. Enter through a 'stable' door directly into the charming Living/Dining Room and admire original features such as the inglenook fireplace with wood-burning stove and exposed Purbeck stone lintel, wooden beams and sash window. Built in cupboards and shelving flank both sides of the chimney breast and there is space to set a dining table and chairs in front of the window, and a small sofa opposite the cosy fireplace.

Continue through to the Kitchen area and Inner Hallway where stairs rise to the first floor and into the bedroom accommodation. On the ground floor discover a modernised Bathroom with fully tiled walls and floors and which comprises a suite of bath with rainfall shower over, wall-mounted vanity sink and W.C.

Upstairs the Main Bedroom offers a very pleasant outlook to the Purbeck Hills and Countryside beyond. It has some built-in storage and space for freestanding bedroom furniture. A door opens into the Second Bedroom which has built-in storage cupboards and could be used as a child's room, office or study and which looks over the rear garden.

Return to the snug Kitchen which is divided into a cooking area - an attractive range of cupboards and worktops with tiled surround and shelving for saucepans and utensils - and a utility area with worktop and inset sink, shelving over for crockery. Space and plumbing for dishwasher and washing machine is provided beneath the worktop.

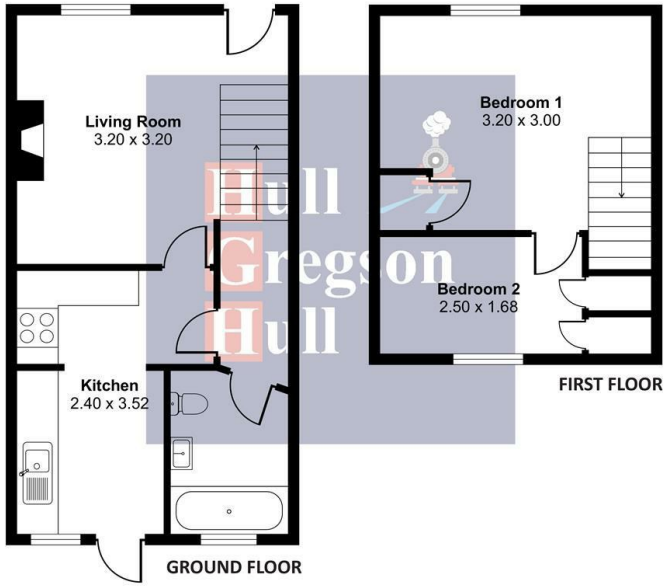
The raised Patio Garden at the rear of the property is accessed over a communal pathway along the back of this terrace of properties. With a sheltered and sunny aspect, there is space afforded to a log storage unit and garden shed.

This delightful Purbeck stone built property is in a very convenient position for the main town of Swanage, all tourist attractions and main amenities, also the bus route which runs from Swanage to Poole via Corfe Castle.

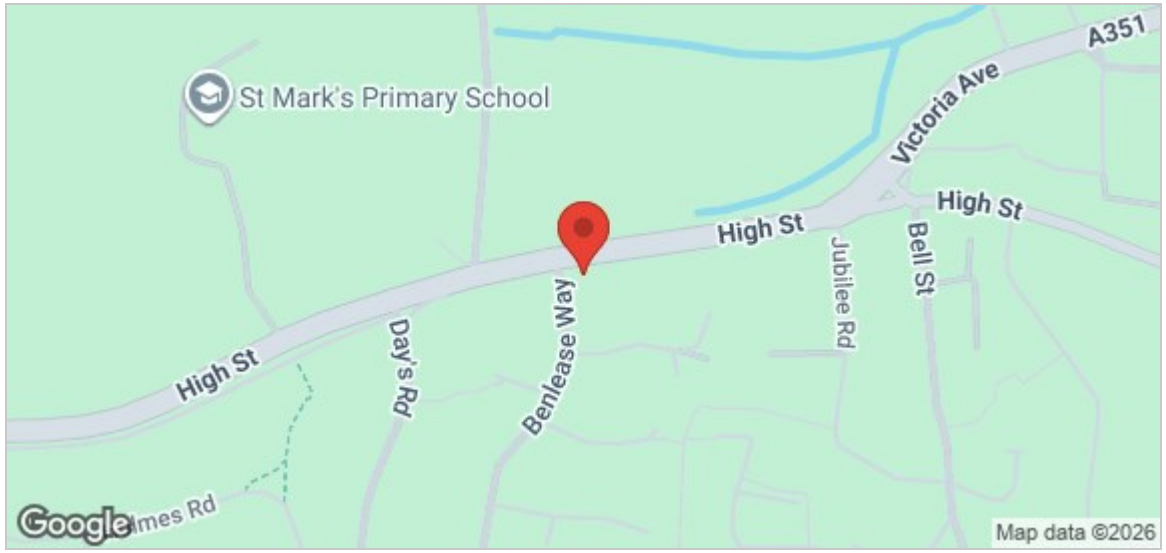
Viewing is highly recommended.

Deal Cottage, High Street, Swanage, BH19 2NP

Approximate Ground Floor Area =221.48 sq ft / 20.75 sq m
Approximate First Floor Area =135.13 sq ft / 12.66 sq m
Approximate Total Area =356.61 sq ft / 33.41 sq m
For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.



Kitchen
11'6" max x 7'10" (3.52m max x 2.4m)

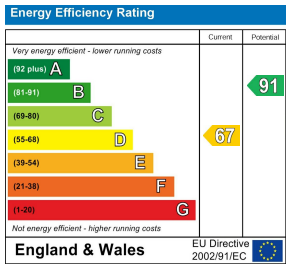
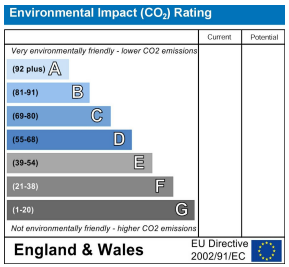
Living/Dining Room
10'5" x 10'5" (3.2m x 3.2m)

Bathroom

Bedroom One
10'5" max x 9'10" (3.2m max x 3m)

Bedroom Two
8'2" x 5'6" (2.5m x 1.68m)

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: Mid Terrace Cottage
Property construction: Standard
Tenure: Freehold
Council Tax: Band B
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

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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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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 firms employment has the authority to make or give any representation or warranty in respect of the property.