



Victoria Avenue, Swanage BH19 1AR

£699,950

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS





A BEAUTIFULLY RENOVATED FOUR BEDROOM DETACHED HOME IN A PRIME SWANAGE LOCATION

Situated in one of Swanage's most desirable locations, this beautifully presented four bedroom detached home has been comprehensively renovated to an exceptional standard. It offers stylish, contemporary living in a move-in ready, turnkey property. Ideally positioned within an easy, level walk of both the town centre and the beach, the home combines convenience with the relaxed charm of coastal living.

Extensively modernised over the past four years, the property benefits from high-quality upgrades throughout, including new windows and doors, a sleek contemporary kitchen and luxurious bathroom suites. The result is a home that blends modern design with practical family living.

At the heart of the property is a stunning living space, thoughtfully designed to feel both open and inviting. A striking media wall provides a stylish focal point, while the bright dual-aspect layout allows views through the property from front to back. The living area flows naturally into a beautifully styled dining space, separated by elegant black steel style Crittall doors. These create a bold architectural feature while maintaining the flow of natural light, offering the flexibility of open-plan living or more defined spaces when desired.

The impressive kitchen/breakfast room is a true highlight of the home, designed with both everyday living and entertaining in mind. Featuring generous worktop space, modern integrated appliances and a large American-style fridge freezer, it offers ample room for cooking, dining and gathering with family and friends. The living accommodation is both versatile and spacious.

The ground floor provides a generously sized bedroom complete with its own en suite shower room - ideal for guests, multi-generational living or those seeking the convenience of single-level accommodation. Upstairs are a further three bedroom as well a stunning family bathroom.

Externally, the property offers excellent practical space with generous off-road parking for four to five vehicles. The rear garden has been thoughtfully landscaped to create a private outdoor retreat, with a large paved terrace, well-maintained lawn and mature planting providing a wonderful setting for relaxation or entertaining. A six-person hot tub is available by separate negotiation, while a stylish garden cabin adds further flexibility, offering a perfect space as a home office, creative studio or additional entertaining space.

Swanage itself is a vibrant seaside town located at the eastern tip of the Isle of Purbeck, renowned for its beautiful sandy beach, welcoming community, and charming blend of traditional seaside character and modern amenities. The historic steam railway offers a nostalgic link to the past, while nearby Durlston Country Park provides access to the breathtaking Jurassic Coast, a UNESCO World Heritage Site famed for its dramatic cliffs and spectacular coastal walks.

For those needing to travel further afield, Wareham, approximately ten miles away, offers direct rail links to London, while the Sandbanks Ferry provides a convenient route to Poole, Bournemouth and the wider Dorset coastline.

This exceptional home offers stylish, modern living in a superb coastal setting, making it ideal for those seeking the very best of Swanage living.



KEY FEATURES

- Spacious, Move-In Ready Detached Family Home
- Stylish Modernised Accommodation Throughout
- Impressive Living Room, Dining Room & Kitchen
- Ground Floor Bedroom with En Suite Shower Room
- Three Further First Floor Bedrooms & Family Bathroom
- Delightful Landscaped Rear Garden with Cabin
- Off Road Parking for Several Vehicles
- Highly Sought After Location
- Just a Short Level Walk to Town Centre & Beach
- Vendor Suited

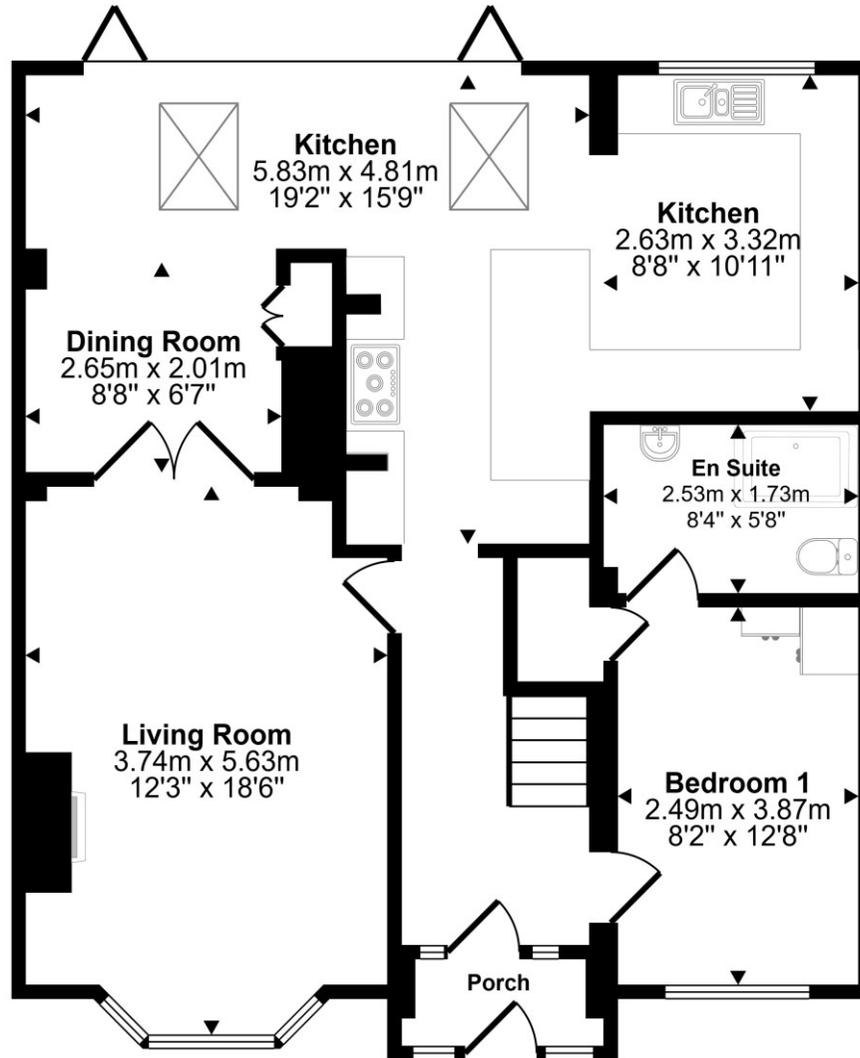




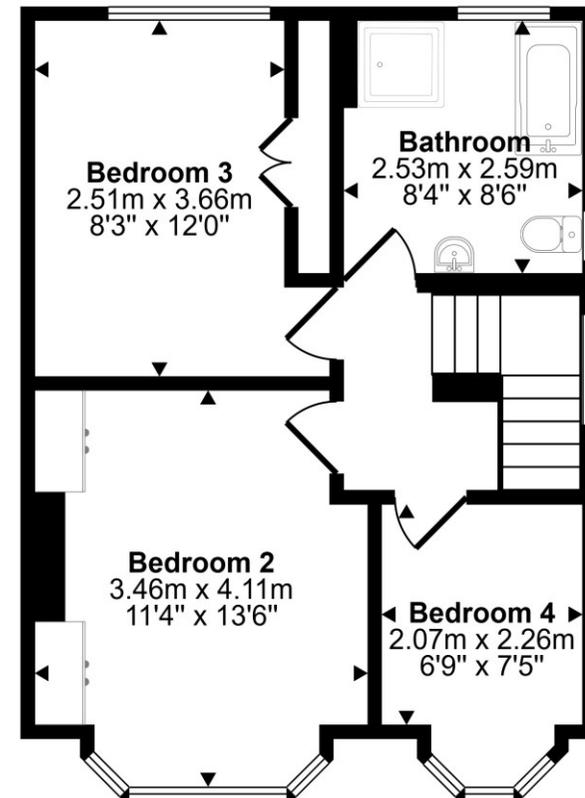


FLOORPLAN

Approx Gross Internal Area
125 sq m / 1342 sq ft



Ground Floor
Approx 82 sq m / 879 sq ft



First Floor
Approx 43 sq m / 464 sq ft

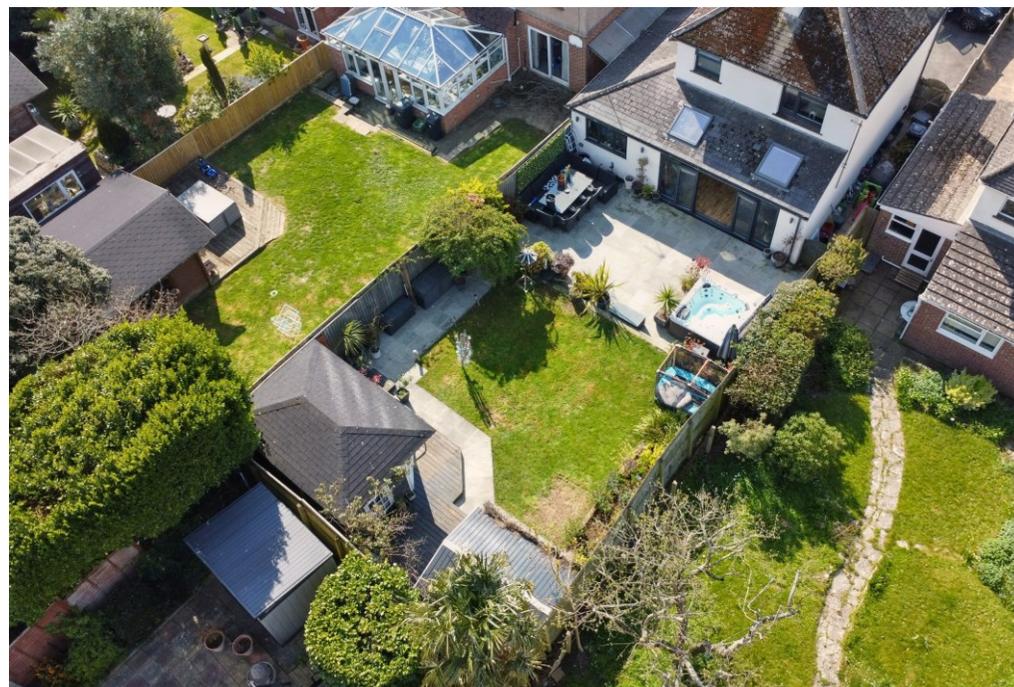
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ADDITIONAL INFORMATION

Tenure
Freehold

Council Tax
Band E - Dorset Council







Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			81
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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