



311 HIGH STREET, SWANAGE
£225,000 Freehold

This semi-detached house, formerly local authority owned, is situated at West Swanage close to local convenience store and about 300 metres from open country. It is also within easy reach of primary and secondary schools and other amenities. The property was built during the 1950s and is considered to be of traditional cavity brick construction under a pitched roof covered with slate.

Whilst in need of updating throughout, 311 High Street offers spacious well planned family accommodation with some views of the Purbeck Hills from the first floor, and a good sized South facing rear garden. It is eminently suitable as a first time buy/starter family home.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. 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 hours) is some 9 miles distant, with the conurbation of Poole and Bournemouth in easy reach via the Sandbanks ferry.

Viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 2NL**.



The entrance hall with step-in storage/boiler cupboard welcomes you to this spacious family home. Leading off, the large dual aspect living room spans the entire depth of the property. The kitchen is fitted with a range of light wood effect units, contrasting worktops, integrated gas hob. There is space for a washing machine. The shower room is fitted with an accessible shower and completes the accommodation on the ground floor.

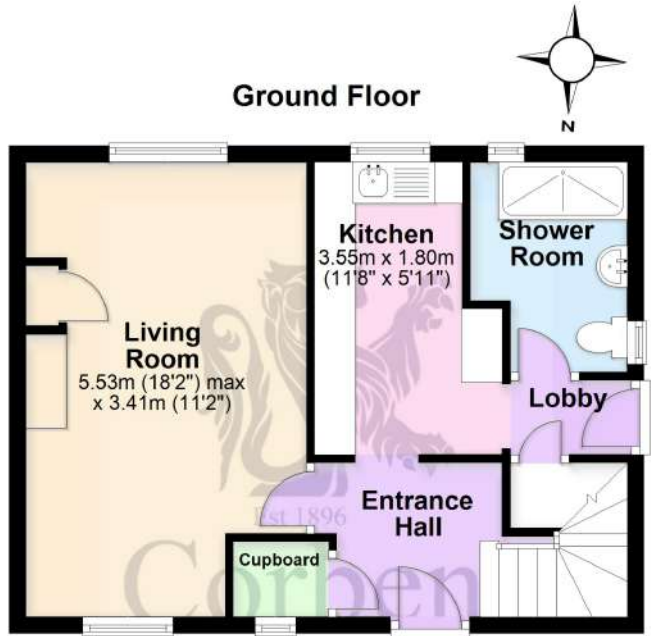
On the first floor there are three bedrooms. The main bedroom is a particularly spacious, South facing room. Bedroom two is also a good sized double facing South. Bedroom three is a good sized single/twin room at the front of the property and has views across the town to the Purbeck Hills in the distance.

Outside, there are shared steps and access pathway to the front garden which is partially lawned with shrubs. At the rear, the good sized garden is South facing. It is mostly bound by mature hedging and is laid to lawn, with a timber garden shed.

IMPORTANT NOTE These details should be read in conjunction with the 'What to Expect from a Corporate Sale' document, which can be downloaded along with the brochure or is available in hardcopy from our office.

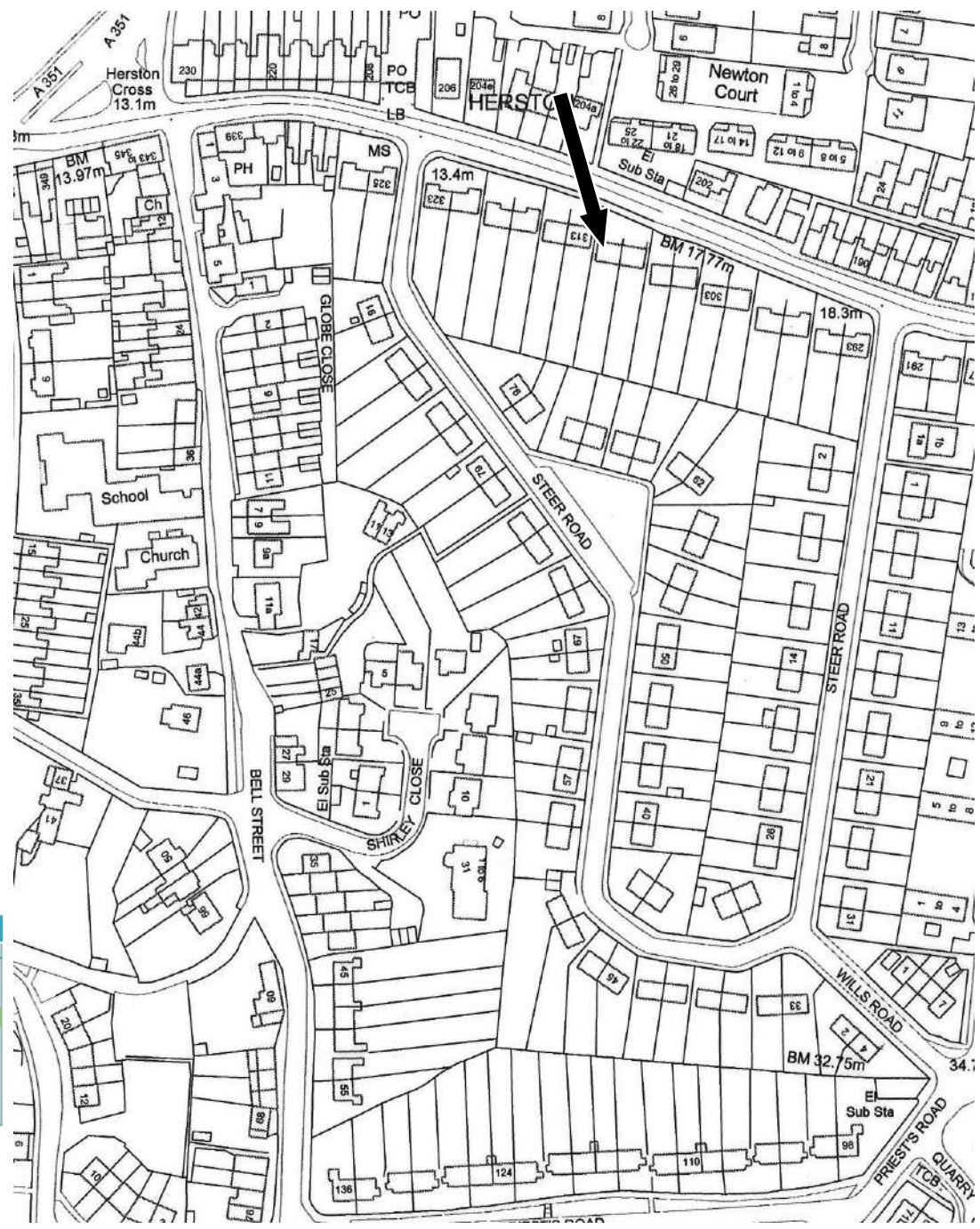
Property Ref **HIG2281**

Council Tax Band C - £2,504.96 for 2026/2027



Total Floor Area
Approx. 80m² (861 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (A+)	A		
81-91 (A)	B		
69-80 (B)	C		
55-68 (C)	D		
39-54 (D)	E	72	78
21-38 (E)	F		
1-20 (F)	G		
Not energy efficient - higher running costs			



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

