



15 RUSSELL AVENUE, SWANAGE
£925,000 Freehold

This substantial detached bungalow is situated in an excellent position on the southern slopes of Swanage at Durlston and close to the Townsend Nature Reserve. It offers generously proportioned accommodation, which flows naturally throughout. In our opinion there is scope to form an extension, subject to planning consent. Attractive landscaped grounds surround the property and are a particular feature of the bungalow.

Built during the 1960s, it has attractive external elevations of natural Purbeck stone under a pitched roof covered with concrete interlocking tiles. Quietly situated at the end of a cul-de-sac, Russell Avenue is considered by many to be the premier residential area of Swanage and is perfectly located for walkers, and dog owners, the dramatic coastline and a haven for a diversity of wildlife close by.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe sandy beach and is an attractive mix of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. Durlston is close by and is a gateway to the Jurassic Coast World Heritage site.

Viewing is highly recommended to appreciate this property. The postcode for this property is **BH19 2ED**. All viewings must be accompanied and are strictly by appointment through the Sole Agents, Corbens, 01929 422284.



The entrance hall welcomes you to this exceptionally spacious bungalow. The living room is particularly light enjoying dual South and West aspects overlooking the front garden. Double glazed doors lead to the good sized kitchen/dining room fitted with a range of modern units with complementing worktops, breakfast bar and a range of integrated appliances. Beyond is the triple aspect home office/study, which could be used as a fourth bedroom if required. Also leading from the kitchen is the conservatory which overlooks the rear garden and has a door to the paved terrace, harmoniously blending the indoor/outdoor living space.

There are three good sized double bedrooms. The principal bedroom enjoys views over the rear garden and has fitted wardrobes. The en-suite bathroom suite comprises a white suite including wash basin, panelled bath with shower over and WC. Bedroom 2 is also at the rear with similar views to Bedroom 1. Bedroom 3 is at the front of the property and has an en-suite shower room. Completing the accommodation is the family bathroom and utility room.

The property is approached by a sweeping in-and-out paved driveway leading to the integral double garage and provides parking for 3-4 vehicles. The gardens surround the property and have been well tended by the current owner. The front is lawned with a mixed border of mature shrubs. The good sized garden at the rear is predominantly lawned with raised paved terrace, mixed mature shrub borders, stone store and hedging creating a private space.

Property Ref RUS2154

Council Tax Band G - £4,482.40 for 2025/26

Energy Efficiency Rating

	Current	Potential
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		
	71	84

Ground Floor



Total Floor Area
Approx. 146 m² (1,571.5 sq ft)



Scan to View Video

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 purchasers 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.



15 Russell Avenue, Swanage, Dorset, BH19 2ED

SITUATION & AMENITIES

15 Russell Avenue is located in an excellent elevated position in a fine residential area on the Southern slopes of Swanage, approximately half a mile from the town centre and within easy reach of Durlston Country Park and the Townsend Nature Reserve.

Swanage lies at the south-eastern tip of the Isle of Purbeck. Much of the surrounding area is owned by the National Trust and is classified as being an Area of Outstanding Natural Beauty. The market town of Wareham is some 9 miles distant and has main line rail links to London Waterloo (some 2.5 hours). The popular conurbations of Poole and Bournemouth and the exclusive Sandbanks peninsula are also within easy reach via the Sandbanks toll ferry.

Throughout the year the town hosts a number of music festivals, which include jazz, blues, and folk, summer carnival, fish festival and lifeboat fundraising week.

There are numerous sporting and recreational activities in the area including sailing, power boating, water skiing and other water sports and excellent golf courses at The Isle of Purbeck Golf Club and Wareham Golf Club. Walkers and cyclists can enjoy the South West Coast Path, taking in the UNESCO World Heritage site of the Jurassic Coast.



