



Court Road
Swanage, BH19 1JD



£335,000 Freehold



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- Delightful Two Bedroom Fisherman's Cottage
- Close to All Local Amenities and Transport Links
- Modern Presentation with Character Features Throughout
- Enclosed, Easy to Maintain Garden
- Private Parking Space
- Two Double Bedrooms
- Cotemporary Shower Room
- Spacious Kitchen/Dining Room
- No Forward Chain
- Ideal 'Lock up and Leave' Home



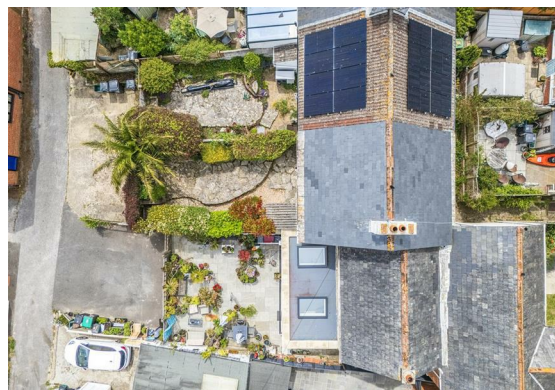


CHARACTER COTTAGE WITH PARKING

Welcome to Court Cottages, a quaint row of Fisherman's cottages, nestled in a terrace on Court Road, Swanage just moments from the golden sandy beaches and all local amenities. This delightful two bedroom home benefits from a private enclosed garden which is wonderfully easy to maintain, plus the added luxury of a private parking space.



Stepping through the front door, we are welcomed firstly in to the warm and inviting living room. The eye is drawn immediately to the characterful feature fireplace and exposed wooden beams creating a sense of comfort throughout. The living room provides ample space for a large cosy sofa, armchairs, coffee table, TV and console. All you'd need for a quiet evening in with loved ones after a day at the beach. The living room then flows



naturally into the deceptively spacious kitchen/diner, with earthy tones and charming cottage kitchen beckoning us inside. Here, there is plenty of space for a family dining table and chairs, as well as a storage bench ideal for keeping buckets, spades and sandy boots. The kitchen is generous, comprising both base and eye-level storage units, ample work top space, inset dual sink overlooking the garden, space and plumbing for a dishwasher and washing machine, oven, hob and under counter fridge/freezer. A farm door then leads to the rear garden, a Purbeck stone paved patio bordered with mature shrubs for privacy, a useful store, and the garden features a beautiful palm tree for coastal appeal. This garden is easily maintainable, making the property an ideal lock up and leave or holiday let. An exterior gate provides access from the property's parking space.

Returning to the living space, stairs rise to the first floor accommodation, where the bedrooms and family shower room are situated. The bedrooms are both good-sized double rooms and bedroom one provides built-in storage. Bedroom two is ideal as a guest bedroom with a pleasant outlook over the garden.

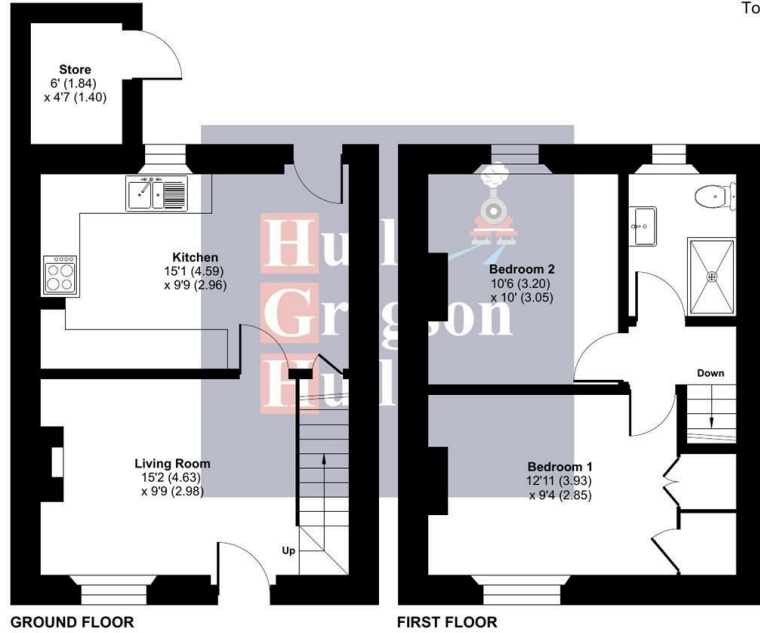
The family shower room is a modern and comprises a double-length walk-in shower cubicle, W.C., and wash basin vanity unit.

This cottage is presented to market with no forward chain, and provides a rare opportunity to acquire an easily maintainable home, boasting character features, contemporary fixtures, enclosed private garden and a parking space, all just a few moments away from the traditional seaside town of Swanage and within easy reach of all local amenities, beach, and transport links. Viewing is highly recommended.



Court Cottages, Court Road, Swanage, BH19

Approximate Area = 617 sq ft / 57.3 sq m
Outbuilding = 28 sq ft / 2.6 sq m
Total = 645 sq ft / 59.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1472932

Living Room
15'0" x 9'8" (4.59 x 2.96)

Kitchen/Dining Area
15'0" x 9'8" (4.59 x 2.96)

Bedroom One
12'10" x 9'4" (3.93 x 2.85)

Bedroom Two
10'5" x 10'0" (3.20 x 3.05)

Bathroom

Store
6'0" x 4'7" (1.84 x 1.40)

Additional Information.

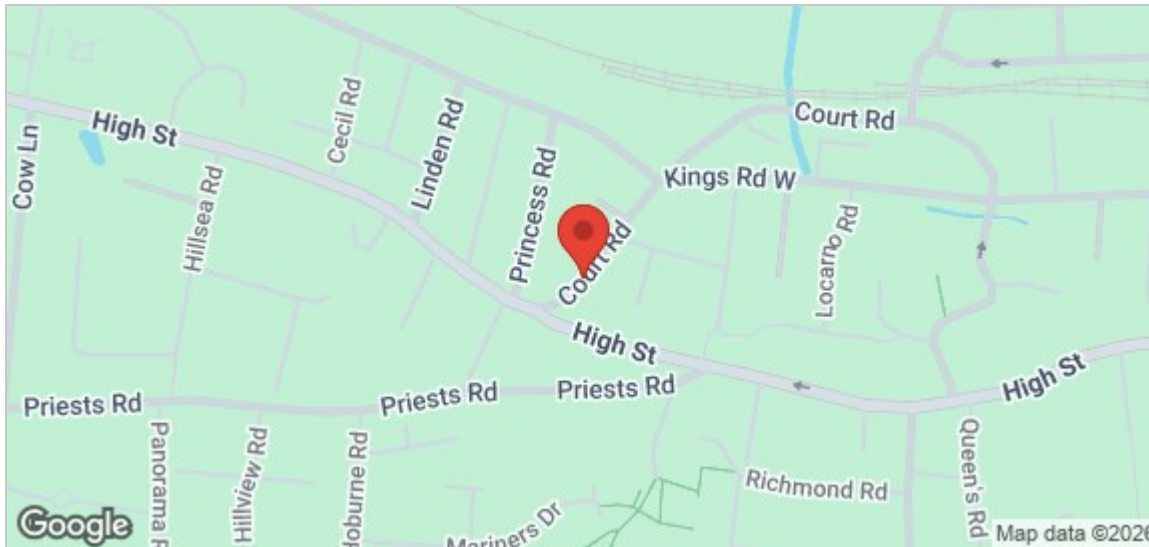
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: House
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric

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.



Energy Efficiency Rating	
	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	
Current	Potential
24	63
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-81) B	
(39-60) C	
(15-59) D	
(9-38) E	
(1-8) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	