



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A SPACIOUS 2 BEDROOM BUNGALOW WITH A GENEROUS GARDEN  
SET IN THIS TRANQUIL LOCATION JUST  
OUTSIDE OF SWANAGE TOWN CENTRE.  
NO FORWARD CHAIN**



# Prospect Crescent, Swanage, BH19 1BE

**PRICE £469,000**

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Location:

This detached bungalow is set in this prime position just outside of Swanage Town Centre & is within a short walk of local shops & schooling. Swanage itself has a variety of shops, cafes & restaurants plus the picturesque sea front & bathing beaches. Swanage has a steam railway which runs to Corfe Castle/Norden & the popular Mowlem Theatre. Being within The Purbecks there is an abundance of coastal walks & activities along the Jurassic Coast.



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### The Property:

This bungalow is entered through a upvc front door with privacy glass there's a small porch area with tiled flooring. A further wooden door with glass panes gives access to the hallway. There is a radiator, cupboard with the electric and gas metres in and a further storage cupboard with a Combi boiler.

The kitchen has a matching range of units at base and eye level there is tile laminate flooring a gas hob built into the worksurface with electric oven below and extractor above. The kitchen is partially tiled and has several electrical outlets, a built-in washing machine, a one and a quarter bowl sink with side drainer.

The lounge/diner enjoys a triple aspect with 4 upvc windows, there are two radiators and a stone hearth fireplace with an electric fire. There is also a serving hatch.

The master bedroom is a good double size and has a upvc window to the front aspect of the property there is a radiator

Bedroom two is a good size double with upvc double glazed window to the rear aspect of the property. There is also a radiator.



The graph shows this property's current and potential energy rating.

There is a separate wc to bathroom with tile laminate flooring, a radiator and opaque upvc window to the side aspect of the property and extractor. The bathroom has bath with electric shower over tile laminate flooring, there is a sink, a radiator and a upvc opaque window to the side aspect. There is also an extractor.

### Garage & Parking:

There's a generous sized driveway for 3 to 4 cars and a garage with up and over door.

### Garden:

The front garden is mostly laid to lawn with shrubs bordering it.

The property benefits from a rear garden with concrete and stone slabs immediately abutting the property. There is a raised lawned area with a wall at the back of the garden & a mature tree.

### Measurements:

Lounge	23'3" (7.09m) x 10'6" (3.20m) max
Kitchen	10'6" (3.20m) x 8'5" (2.57m)
Cloakroom	5'5" (1.66m) x 2'7" (0.80m)
Bedroom 1	14'7" (4.45m) max x 11'10" (3.62m)
Bedroom 2	12'04" (3.77m) x 9'10" (3.01m)
Bathroom	5'5" (1.60m) x 5'4" (1.44m)

