



**Kings Road West**  
Swanage, BH19 1HJ



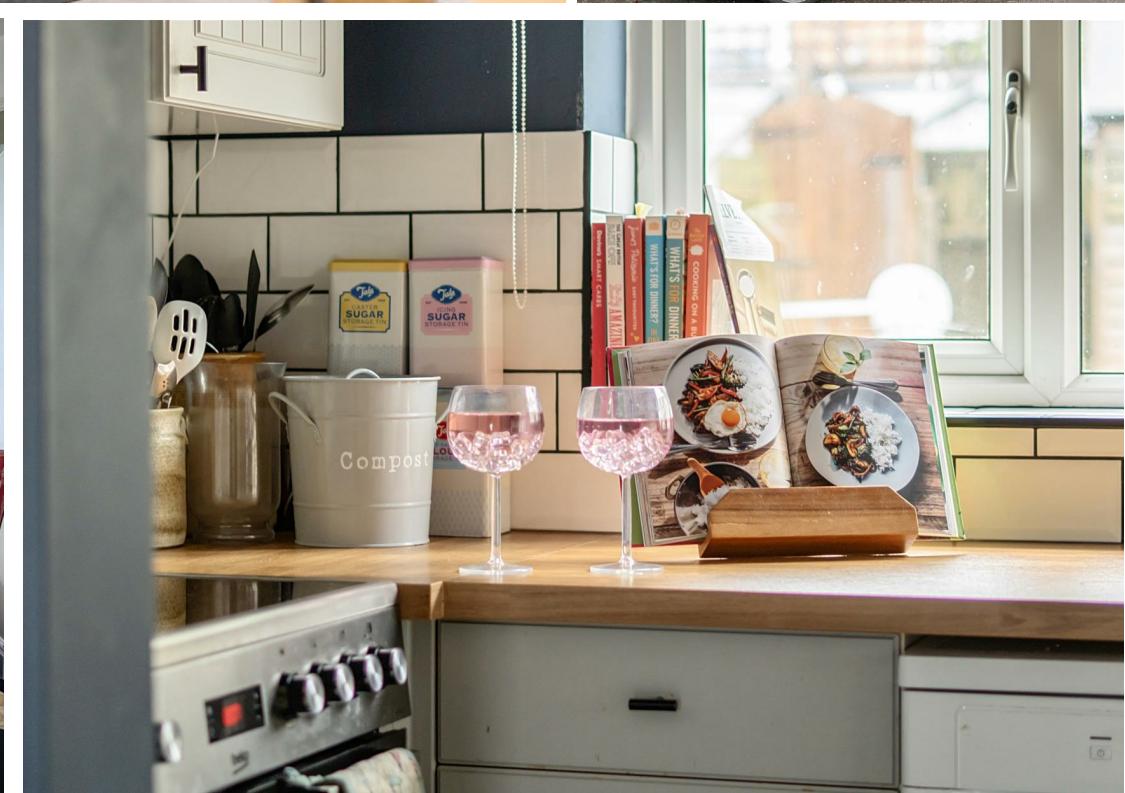
**Freehold**



# Kings Road West

Swanage, BH19 1HJ

- Three Large Bedrooms
- Ample On-Road Parking
- Southerly Facing Rear Garden
- Open Plan Kitchen / Diner
- Downstairs W/C
- Close Proximity To Town & Beach
- Log Burner
- Private Rear Garden
- Large Family Bathroom
- No Onward Chain





We are delighted to present to market this **SUBSTANTIAL** three bedroom family home, situated just a few minutes walk from Swanage Town Centre. This versatile property boasts an enclosed South-Westerly facing garden, and a patio area for entertaining and alfresco dining.

The spacious open-plan kitchen diner is a standout feature, providing an ideal space for both cooking and entertaining. This area is perfect for family gatherings or hosting friends, with ample room for dining and relaxation. The kitchen is well-equipped, making it a joy to prepare meals while enjoying the company of



loved ones.

The property presents a generously sized reception room, allowing for versatile use of space. Whether you envision a cosy lounge for quiet evenings or a vibrant playroom for children, these rooms can easily adapt to your lifestyle needs.

The three large bedrooms are perfect to provide comfort and tranquility, ensuring restful nights and rejuvenating mornings. Each room benefits ample space for storage, helping to keep your living space tidy and organised.

Completing this lovely home is a well-appointed bathroom, designed with modern fixtures and fittings.

Externally, the rear garden has an initial patio area with the remainder predominantly laid to lawn. The garden has a Southerly facing aspect, perfect for summer days in the sunshine, entertaining your guests. A rear gate is accessible at the foot of the garden.

The property is situated within close proximity of the town centre of Swanage and beach front, with plentiful on-road parking from your door step. This property is not only a beautiful home but also a gateway to the stunning Swanage coastline. With its blend of spacious living, modern amenities, and a prime location, this terrace house is an excellent opportunity for families or individuals seeking a delightful place to call home.

The property is available for sale with **NO FORWARD CHAIN**.

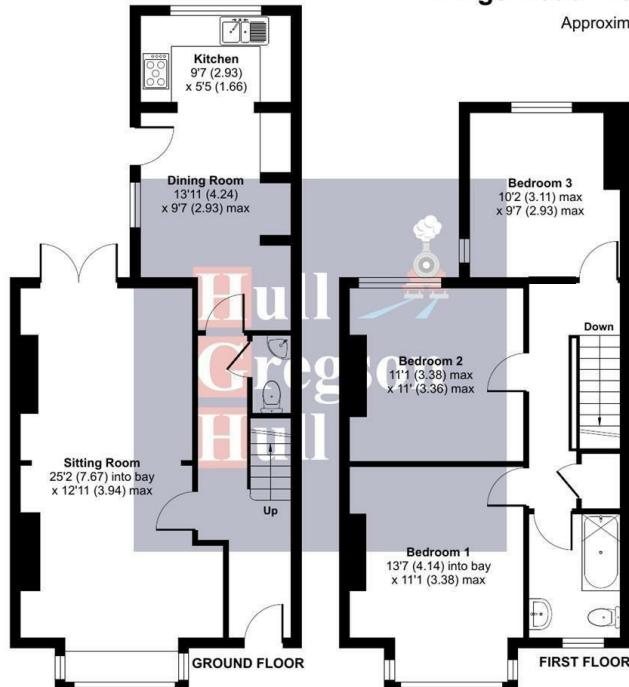




## Kings Road West, Swanage, BH19

Approximate Area = 1081 sq ft / 100.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nichecom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1250953



### Kitchen

29'6"22'11" x 16'4"16'4" (9'7 x 5'5)

### Dining Room

13'11 x 9'7 (4.24m x 2.92m)

### Sitting Room

25'2 x 12'11 (7.67m x 3.94m)

### Downstairs W/C

### Bedroom One

42'7"22'11" x 29'6"22'11" (13'7 x 9'7)

### Bedroom Two

11'1 x 11' (3.38m x 3.35m)

### Bedroom Three

13'7 x 11'1 (4.14m x 3.38m)

### Bathroom

### 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: Terrace House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

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		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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			