



Higher Days Road

Swanage, BH19 2LA

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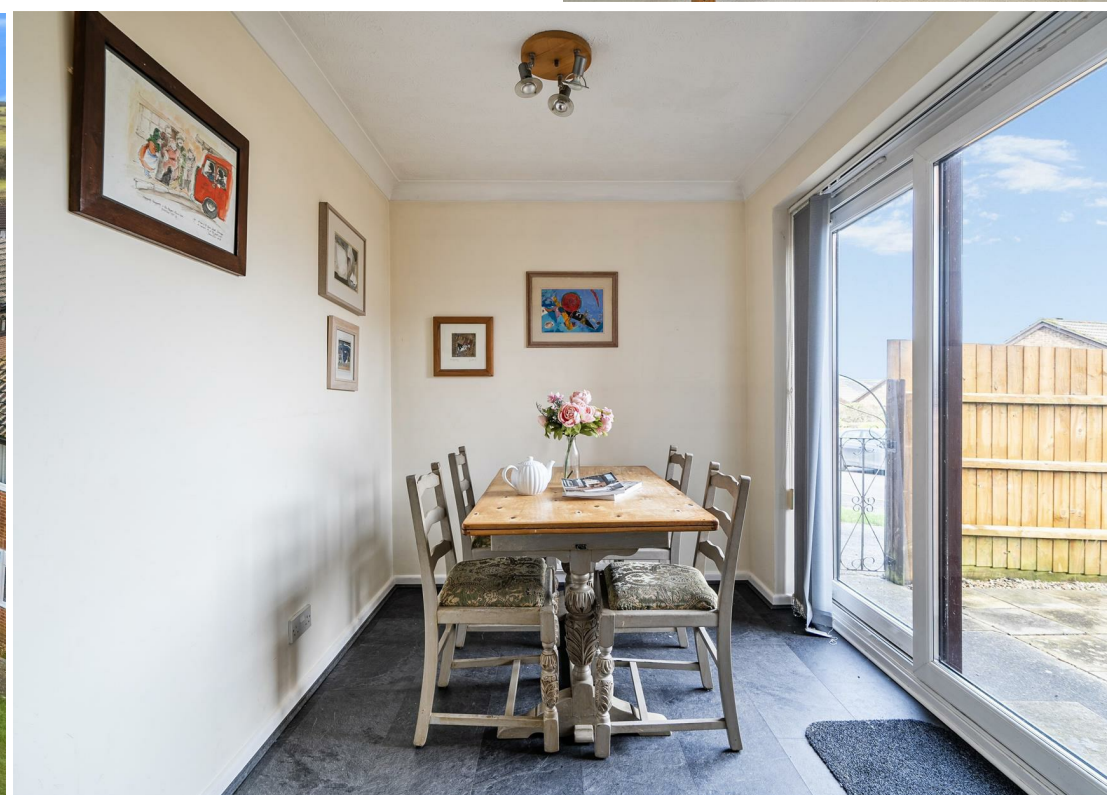
Offers In Excess Of
£375 000 Freehold


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Higher Days Road

Swanage, BH19 2LA

- Semi-Detached Family Home
- Four Bedrooms (One Ground Floor)
- Southerly Aspect
- Large Garage/Workshop and Driveway Parking
- Close to Open Countryside
- Local Schools and Amenities within a Short Distance
- Courtyard Garden
- Solar Photovoltaic Panels *EPC B
- Must be Seen to Appreciate
- No Forward Chain





We are pleased to present A MODERN SEMI-DETACHED HOUSE located on a corner plot in an elevated position within easy reach of the beautiful countryside stretching southwards towards the Jurassic coastline. This family home was, we understand, built in the 1980's and latterly extended to provide FLEXIBLE ACCOMMODATION with FOUR BEDROOMS, one of which is on the ground floor. The property benefits from a DOUBLE-LENGTH GARAGE and DRIVEWAY PARKING, an easily maintained COURTYARD GARDEN, SOLAR VOLTAIC panels with a southerly aspect. It is offered for sale with NO FORWARD CHAIN.

Enter the property into a Hallway and to one side a useful Cloakroom with WC and washbasin. Doors from the hallway lead to



the main living accommodation on one side and bedroom four on the other and between, a flight of stairs rise to the first floor.

The Living Room is generously proportioned with a bright, southerly aspect and has ample room seating and occasional furniture plus dining table and chairs if desired. A mock fireplace is installed and there is the opportunity to install a modern gas fire; in addition there is a convenient storage space beneath the stairs.

A door leads through to the sleek, contemporary Kitchen comprising an ample range of wall and base cupboards, breakfast bar and worktops with tiled splashbacks and inset sink. Included are the integral dishwasher, and there is space for washing machine and fridge freezer. A Dining/Breakfast area is provided immediately adjacent to the kitchen and from here sliding glazed doors open effortlessly to the paved and secure patio garden beyond.

Upstairs, Bedrooms Two and Three have a southerly outlook towards the countryside. Bedroom Two provides space for a double bed and the bedroom furniture whilst Bedroom Three would make an ideal child's room or perhaps office/study.

Along the landing, an airing cupboard and further the Principal Bedroom which has room for king-size bed freestanding bedroom furniture and offers a pleasant and far-reaching view towards the Purbeck hills.

Lastly, a modern Family Shower Room with fully tiled walls comprising white suite of WC and washbasin with built-in cupboards, corner shower cubicle with glazed doors and waterproof panelling.

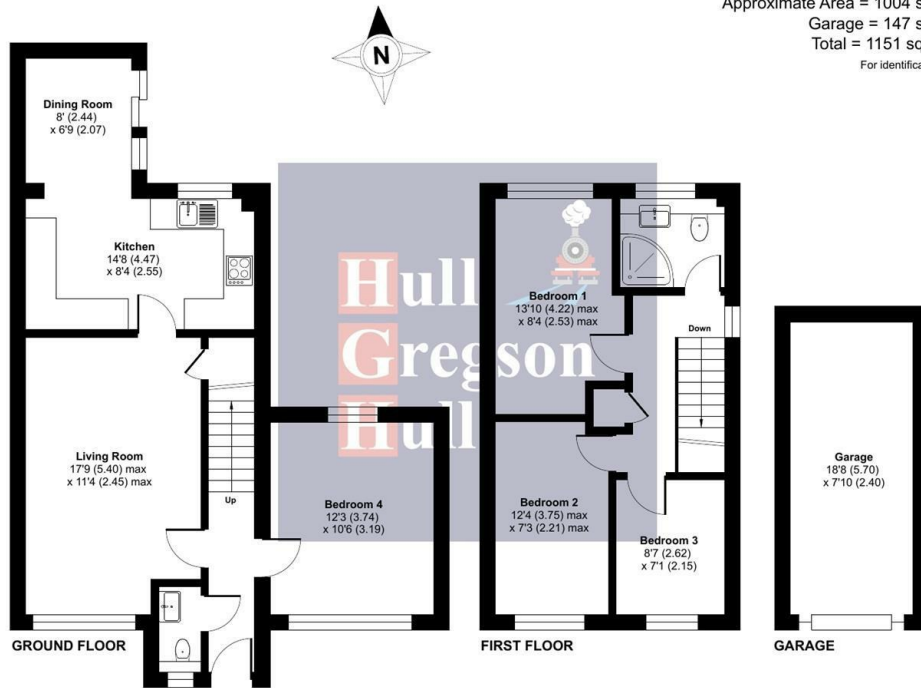
To the rear of the property a driveway allows parking in front of the large, brick built detached garage with pitched roof which has an up-and-over door, light and power. A gate from the driveway permits convenient access to the rear of the property - particularly useful if there are pets included with the family!

The property is being sold with NO FORWARD CHAIN and viewings are HIGHLY RECOMMENDED to appreciate this lovely home.

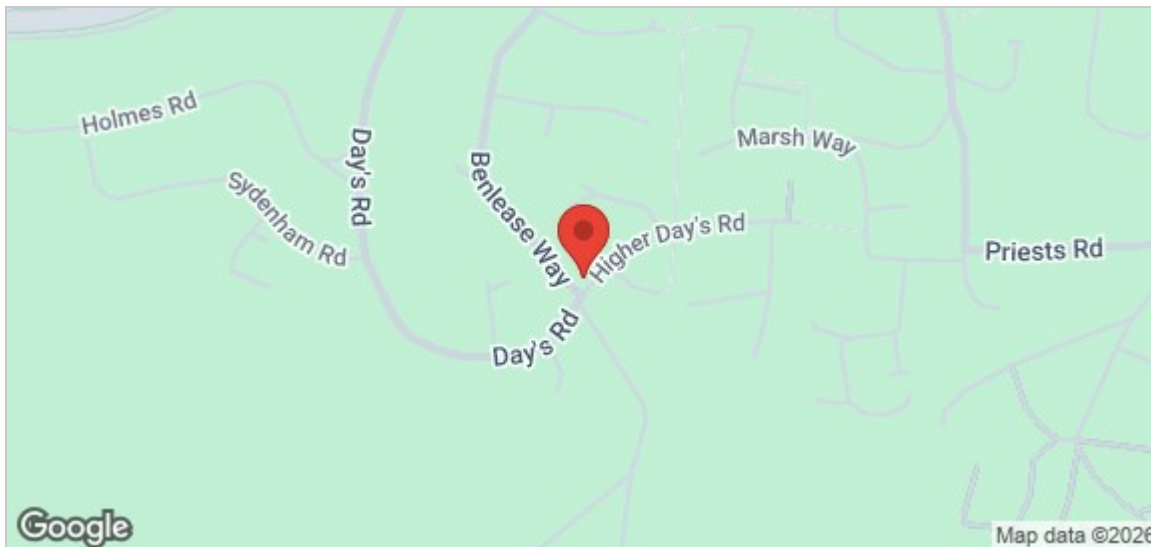


Higher Days Road, Swanage, BH19

Approximate Area = 1004 sq ft / 93.2 sq m
 Garage = 147 sq ft / 13.6 sq m
 Total = 1151 sq ft / 106.8 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). © nrichcom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1415311



Living Room 17'8" x 8'0" (5.40m x 2.45m)

Kitchen 14'7" x 8'4" (4.47m x 2.55m)

Dining Area 8'0" x 6'9" (2.44m x 2.07m)

Cloakroom

Bedroom Four 12'3" x 10'5" (3.74m x 3.19m)

Bedroom One 13'10" x 8'3" (4.22m x 2.53m)

Bedroom Two 12'3" x 7'3" (3.75m x 2.21m)

Bedroom Three 8'7" x 7'0" (2.62m x 2.15m)

Family Shower Room

Garage 18'8" x 7'10" (5.70m x 2.40m)

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: Semi-Detached House

Property construction: Standard

Tenure: Freehold

Council Tax: Band D

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating, Photovoltaic Solar Panels.

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		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

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