



21 HILLVIEW ROAD, SWANAGE
£425,000 FREEHOLD

This detached family home is quietly located in an unmade cul-de-sac, approximately three quarters of a mile from the town centre and some 500m from Townsend Nature Reserve. It offers well planned, good sized accommodation and has an easily maintained garden at the rear with a garage and parking for two/three vehicles at the front.

Built in 1997, it is of traditional cavity construction, with front elevations of natural Purbeck stone, the remainder being cement rendered under a pitched roof covered with concrete tiles. There is potential to extend the accommodation by converting the garage, subject to planning consent and it is in need of some updating.

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 mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. Townsend Nature Reserve is close by and is a gateway to the Jurassic Coast World Heritage site.

Viewing is strictly by appointment through the Sole Agents, Corbens, **01929 422284**. Post Code for SATNAV is **BH19 2QU**.



The entrance hall is central to the accommodation and leads to the spacious dual aspect living room at the rear. This room is particularly light with double glazed sliding doors leading to the paved rear garden seamlessly blending the indoor/outdoor living space. The kitchen is also dual aspect overlooking the garden at the rear and is fitted with a range of light wood units, contrasting worktops, integrated appliances including hob, split level oven, plumbing for washing machine or dishwasher and has access to the garden. On the ground floor there is a double bedroom, which could be used as a dining room, and a shower room fitted with a corner shower, WC and wash basin with fitted cupboards below.

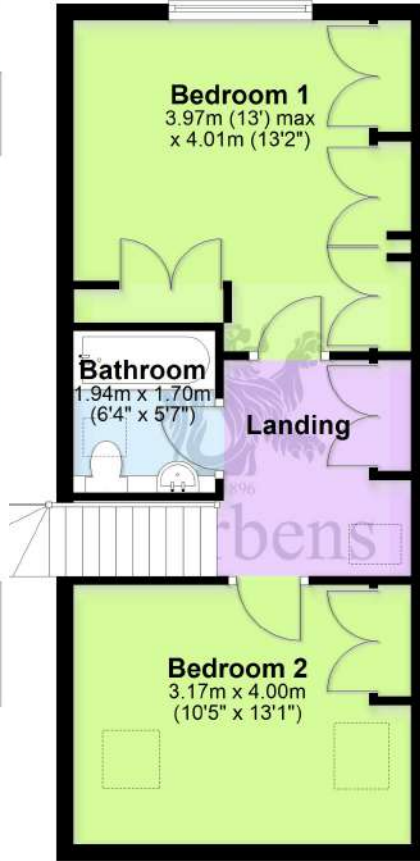
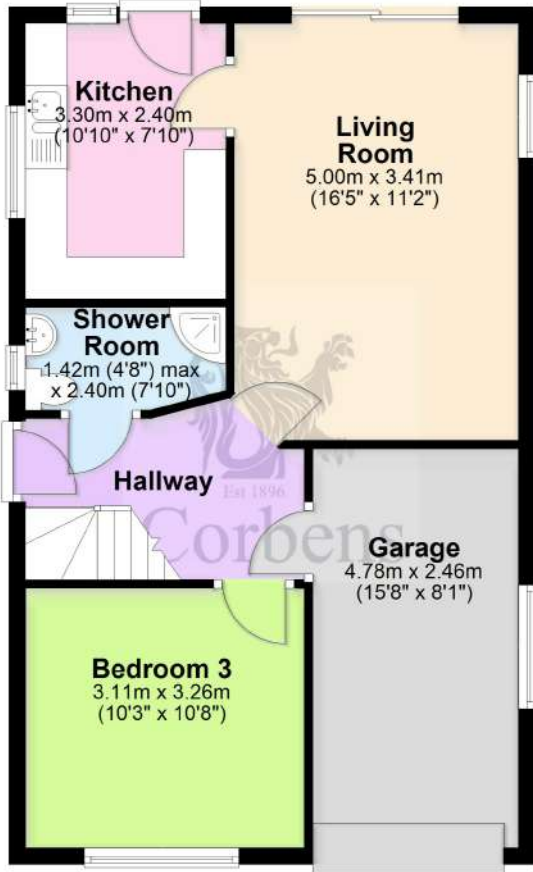
The first floor offers two good sized double bedrooms, both with fitted wardrobes. Bedroom 1 is at the rear of the property and Bedroom 2 is at the front and has views to the Purbeck Hills in the distance. The family bathroom completes the accommodation.

Outside, the driveway provides parking for two-three vehicles and leads to the integral garage with electric light and power and plumbing for an automatic washing machine. Subject to planning consent, this could be used as additional accommodation. The easily maintained rear garden is paved and tiered and is bound by timber fencing.



Ground Floor

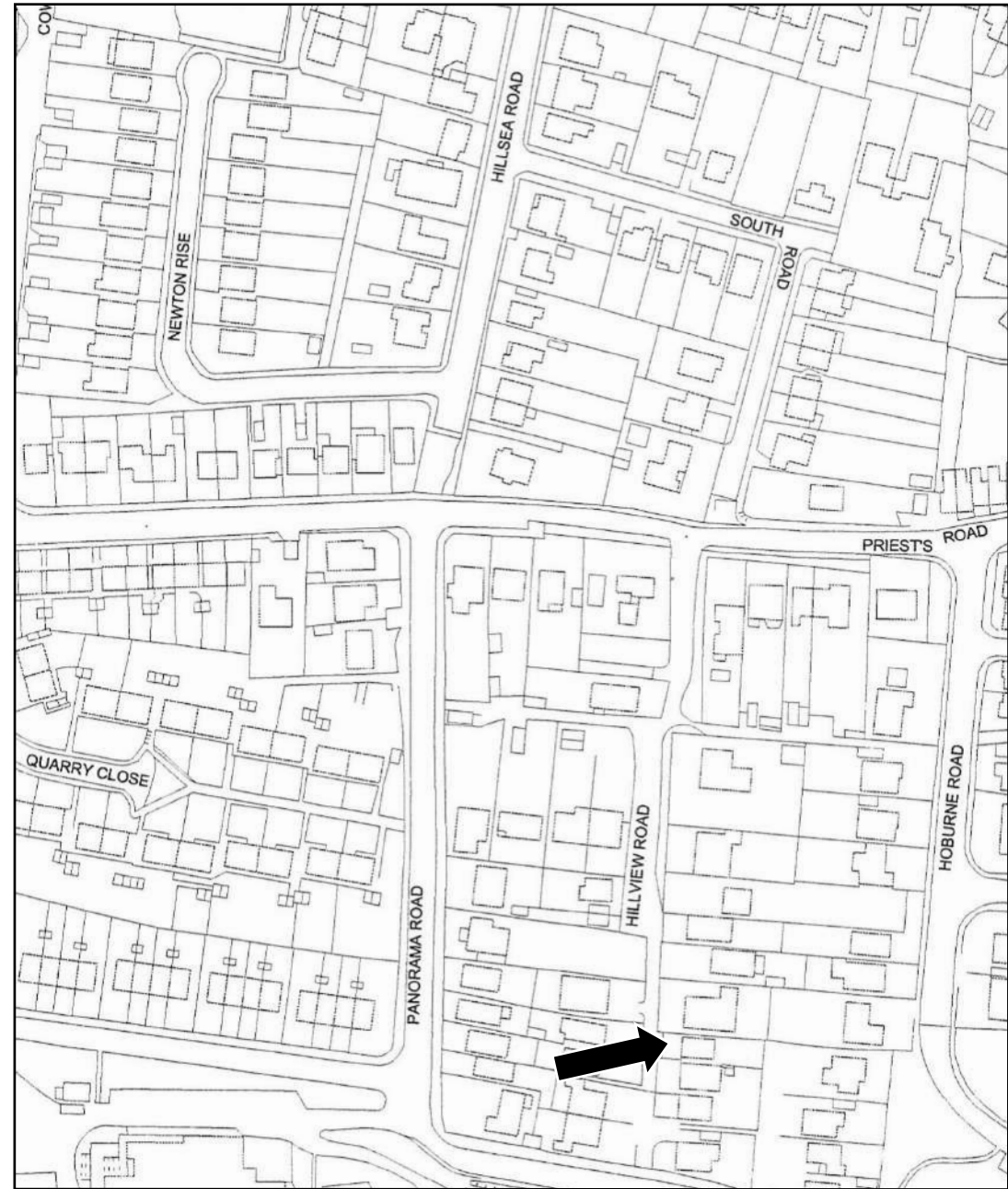
First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Floor Area
Approx - 86m² (926 sq ft)

Council Tax Band D - £2818.07 for 2026/27



Property Reference HIL2247

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.

