



**204e HIGH STREET, SWANAGE**  
**£375,000 Freehold**

This spacious detached bungalow is conveniently situated on the level, close to local schools, convenience store with Post Office and open country. It is situated on the western outskirts of Swanage about one mile from the town centre and a similar distance from the seafront. The property is thought to have been built during the 1950s, although extended in more recent times. It is of traditional cavity brick construction under a pitched roof covered with concrete interlocking tiles and flat secondary roofs.

204e High Street has been successfully holiday let for a number of years and offers particularly spacious accommodation with views across rooftops to the Purbeck Hills in the distance. It also has the considerable advantage of easily maintained gardens to the front and rear and allocated parking.

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 has an attractive mix of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston County Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Property Ref HIG2172      Rateable Value £3,250/Council Tax Band to be Assessed



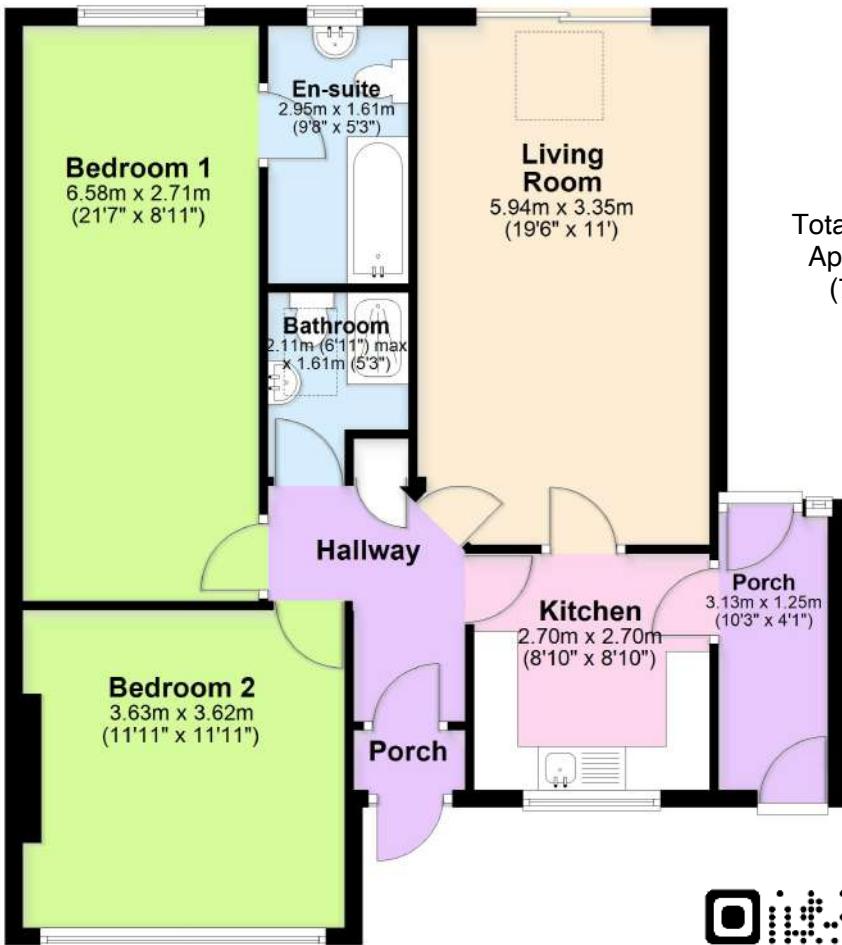
The entrance porch and hall are central to the accommodation and welcome you to this detached bungalow. Leading off, the generous living room has ample space for a dining table and chairs. Large sliding doors open to the rear garden. The kitchen is at the front of the property and is fitted with a range of cream units, contrasting worktops, integrated electric oven and hob and door to the side porch, which in turn gives access to both the front and rear gardens.

There are two double bedrooms. The principal bedroom is at the rear of the property and is exceptionally spacious. It also has the advantage of an en-suite bathroom. Bedroom two is also a generous double facing South. The shower room is fitted with a large walk-in shower and completes the accommodation.

Outside, the front garden is mostly paved with mature shrubs. At the rear the easily maintained garden is split level with views across the rooftops to the Purbeck Hills from the upper tier. It is predominantly paved with mature shrubs and has a timber shed. There is allocated parking for one vehicle at the rear of the property which is accessed via a service lane off Findlay Place.

Viewings are strictly by appointment through the Sole Agents, Corbens, 01929 422284. The postcode for SATNAV is **BH19 2PQ**.

## Ground Floor



Total Floor Area  
Approx. 71m<sup>2</sup>  
(764 sq ft)



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