



46 Victoria Avenue
SWANAGE
BH19 1AP

A substantial & characterful 7 Bedroom Detached Residence in one of the premier roads adjacent from the parkland, with fantastic mature gardens, elevated park views, integral annexe and ample parking—just a few minutes walk down to the town centre and

beaches. **£975,000**



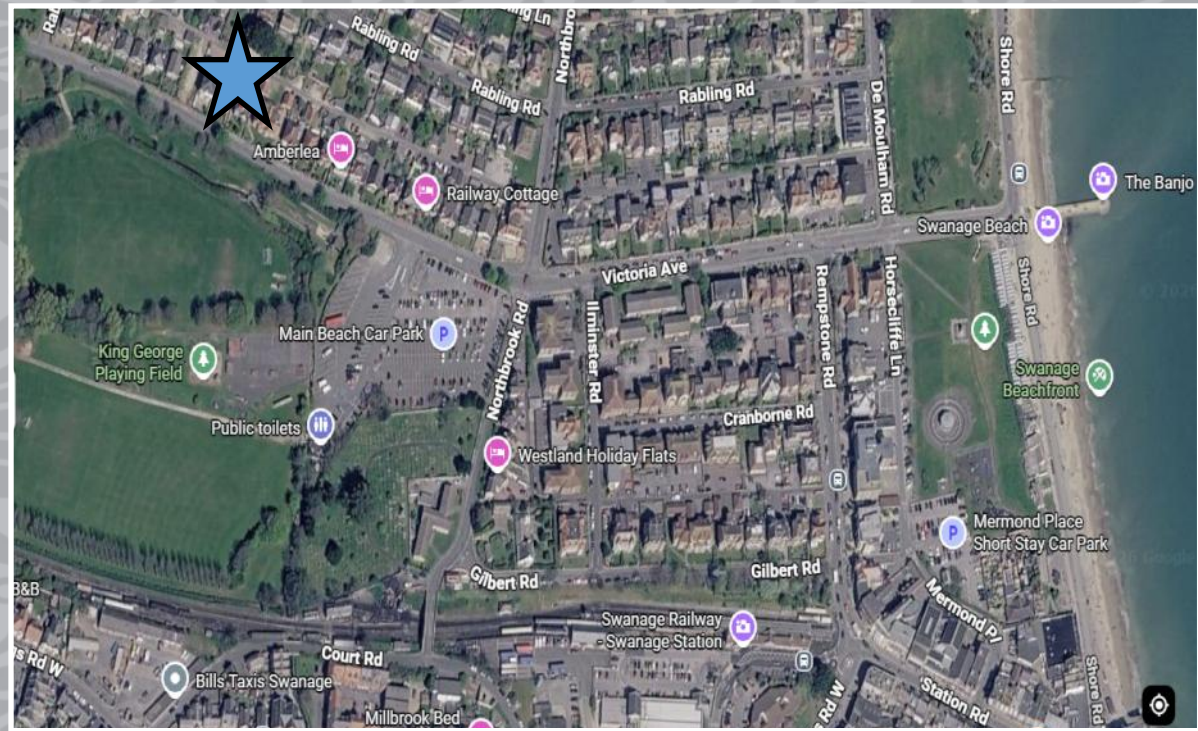
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NEW HOMES | LAND | PRESTIGE PROPERTY

A SUBSTANTIAL DETACHED FAMILY RESIDENCE IN A VERY CONVENIENT LOCATION CLOSE TO THE TOWN CENTRE AND BEACH, WITH EXCEPTIONAL VIEWS OVER PARKLAND.

BUILT IN C.1912, THIS CHARACTERFUL RESIDENCE WITH PERIOD FEATURES AND HIGH CEILINGS BENEFITS FROM 7 BEDROOMS. 3 LARGE RECEPTION ROOMS, 2 FAMILY BATHROOMS, EXCEPTIONALLY LARGE KITCHEN, A SPERATE INTERNAL ANNEXE AND OFF ROAD PARKING FOR SEVERAL VEHICLES.

* VERSATILE RESIDENCE OR FANTASTIC FAMILY HOME



Council Tax: Band F

EPC Rating: D



7



4



4



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	66 D
39-54	E		
21-38	F		
1-20	G		

46 Victoria Avenue is a well presented, substantial detached residence with a pretty private garden and off road parking along this sought road adjacent the King George playing fields and only minutes from the beach front and the thriving town of Swanage high street.

Built in c.1912 of Swanage brick with Purbeck stone quoins under a slate roof.

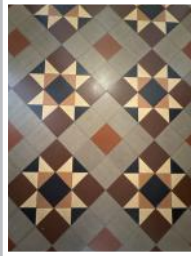
Upon arriving, the grand frontage to the property is pretty with a spacious front garden mostly laid to lawn with mature borders. The driveway is flat and offers ample parking for several vehicles. A path leads to an entrance porch with double glazed UPVC outer door leading to the main front door of the home.



Upon entering the property, the elegant Entrance Hall is 8m long with original Edwardian mosaic tiled floor in excellent condition and wooden staircase with understairs cupboard and large radiator.

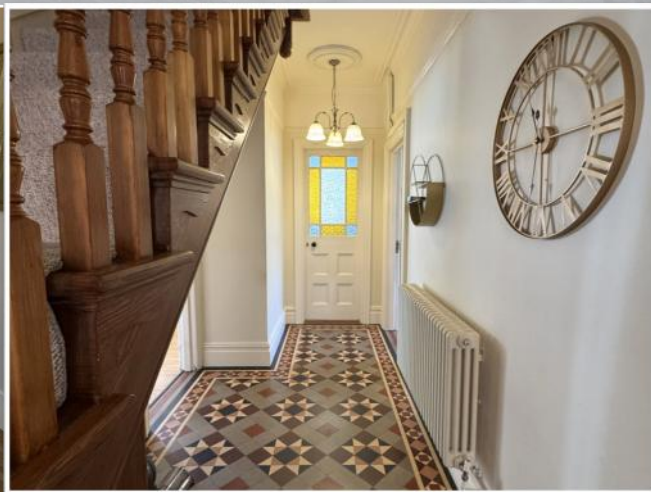
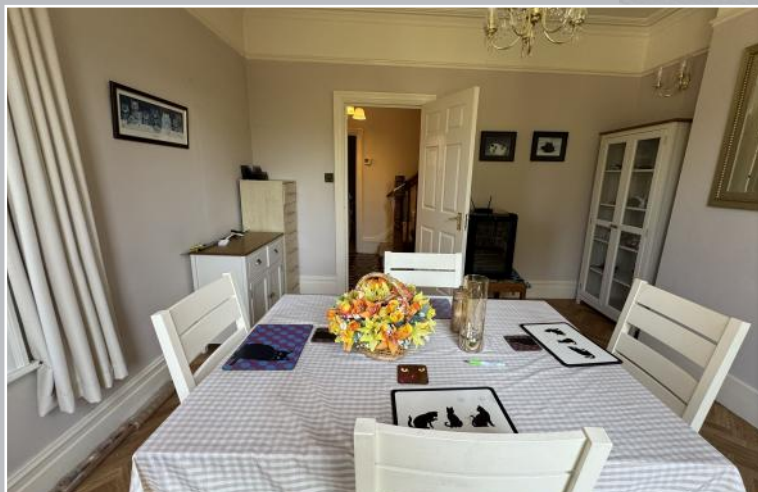
CLOAKROOM: A downstairs cloakroom with WC, vanity basin with cupboards under housing stopcock. This room is large enough to install a shower cubicle.

LIVING ROOM: 17'2 x 14'2 with original parquet wood flooring, Art Nouveau fireplace & 2 large radiators. A light and sunny South facing room with large bay window overlooking the front garden.



DINING ROOM: (S and W) 13' x 13' (4m x 4m): Another bright and sunny room, double aspect, with large South facing window and a West facing window. Space for large dining table and other free standing furniture. We are informed that under the current floor covering is the original wood parquet flooring, in excellent condition.

SITTING ROOM / STUDY: 12'11 x 11'10. Another spacious room with large West facing window. We are reliably informed that this room also has original wood parquet flooring under the current floor covering, in excellent condition. Also in this room is a cupboard which houses a very large modern hot water cylinder. This gives mains pressure hot water throughout all bathrooms.



KITCHEN/ BREAKFAST ROOM: (N and E) 24'2 x 12'10. Triple aspect Exceptionally spacious kitchen with a range of luxury hand finished cream cupboards, over 8m of worktop space in total, High quality laminate flooring, electric range cooker, sink and drainer. Large amount of storage cupboards including a large tall larder cupboard, space for fridge/freezer, washing machine and dishwasher. Modern gas boiler installed within the last three years with a 12 year guarantee, which powers the kitchen hot water and 18 radiators throughout the house. Three windows and a patio door leading to the rear garden.

RECEPTION ROOM: Off the kitchen is another reception room, currently used to house utilities (11'5 x 11'5).

This room has a large understairs storage area, houses a large American style fridge/freezer and a tumble dryer, large radiator and second gas boiler installed in the last three years, which powers the hot water system, and radiators in the back area of the house.

This room could be used as a boot room, or a children's play area, or extra sitting/dining.

This room has a patio door leading to the conservatory and stairs to internal annexe.



From the hallway, stairs ascend to the first floor.
Off the long landing are four large double bedrooms and a West facing window giving lots of natural light.

MASTER BEDROOM: 16'2 x 13'. A bright sunny south facing room with large bay window with stunning views over parkland.

FAMILY BATHROOM (E) 8'6 x 6'6. Comprising large oval corner bath, hand wash basin, fully tiled, waterproof laminate flooring, double radiator, towel rail. To the left is a separate WC.

BEDROOM 2: (E) 11'10 x 9'5

BEDROOM 3: 12'11 x 12'11 max. Another South facing sunny room with stunning views.

En-suite shower room, fully tiled with shower cubicle, wash basin and WC.

BEDROOM 4: (W) 12'11 x 11'11. This room also has an en-suite shower room.



Stairs ascend to the second floor, with a large velux window giving lots of natural light. Door to eaves storage. Fully boarded eaves storage which runs all the way down to bedroom 7. Storage cupboard with shelving.

BEDROOM 5 (S): Another large South facing room, which makes an ideal twin room. There are some sloping ceilings and beams, with enough space for a double free standing wardrobe. Two large velux windows complete this room, giving views across the park.

There is also a door accessing more fully boarded loft space. Two double radiators.

BEDROOM 6: 11'7 x 6'9. A charming room with some sloping ceilings and wall space for free standing furniture, also has a fairly deep fitted wardrobe with lots of hanging space and a large velux window.

FAMILY BATHROOM: Large velux window, panelled bath with shower over, screen, wash basin and WC.

BEDROOM 7: 13' x 11'6. A large double aspect room with North facing window and West facing velux window, giving lots of natural light. Double or twin, with enough wall space for free standing furniture.

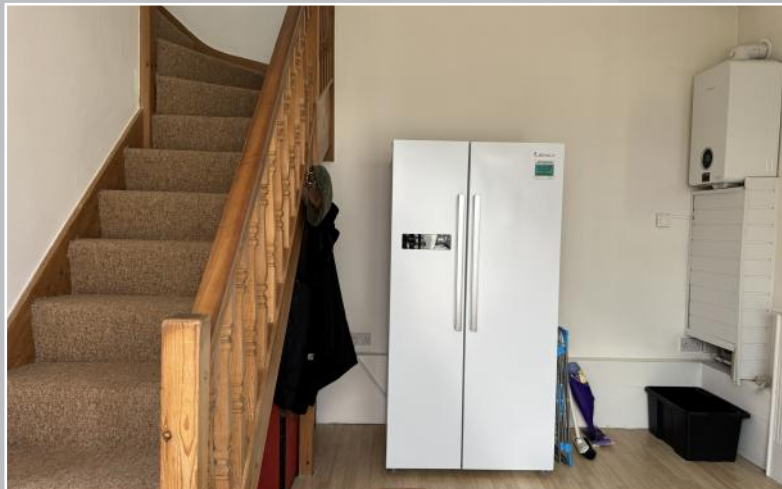


Back through the kitchen, off the utility room, stairs ascend to the first floor annexe.
This suite of rooms are currently used as office and storerooms, but were originally used as a bedroom, bathroom and dressing room.

BEDROOM 8 / OFFICE

STORE ROOM / DRESSING ROOM / STUDY:
Currently fitted with shelving and used for as box room for storage.

BATHROOM: with WC and hand basin.





Outside: Front garden laid to lawn with mature shrubs and trees, perennial flower borders, fencing, tall gate and side gate through to back garden, with raised flower border, lawn and patio, outside tap and irrigation system, garden store and hard standing for several vehicles, large double gate leading to service road

Driveway for ample cars





Viewing by appointment through sole agents:

Purely Living (Purely New Homes Ltd)

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