



Swanage





View from Property

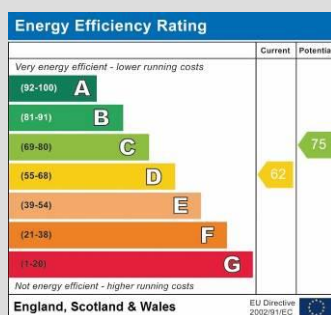
Victoria Avenue, Swanage, Dorset, BH19 1AP.

A SPACIOUS 5 BEDROOM MAISONETTE, JUST A SHORT WALK FROM SWANAGE TOWN CENTRE

- Garage & Parking Space • Private Rear Garden • Views over the Playing Fields
- 2 Receptions • Bright & Spacious Throughout • Short Level Walk to the Beach & Town Centre • Wood-Burning Stove

(ref: 920130)

£395,000 Share of Freehold



Location

The property is ideally located just a short walk from the town centre and beach. Swanage town centre brings with it all its local amenities, along with the well renowned Swanage Bay.

The Property

The property is accessed by an entrance porch, which in turn leads through to an entrance hall, with doors off to principal rooms. The sitting room is of a fantastic size, with feature bay window flooding the room with natural light and providing a pleasant outlook over the playing fields and countryside beyond. There is also a feature fireplace, with wood-burning stove. The dining room is again of a fantastic size and has another bay window with the same outlook over the playing fields and countryside. The kitchen comprises of both base and eye level wall mounted storage cupboards, with work surface over and inset stainless steel sink, gas double oven with electric grill, gas hob with extractor hood over and space and plumbing for a washing machine. Also situated on this level is the master bedroom, again of a great size and with the added benefit of having a fitted wardrobe. There is also a family bathroom on this level, which comprises of a panel enclosed bath with shower over, low flush WC, wash hand basin and heated towel rail.

Stairs rise to the second floor accommodation where there are 4 good size double bedrooms. Both the bedrooms to the front of the property benefit from a fantastic outlook and all the bedrooms benefit from fitted wardrobes. Also on this level is a WC.

Outside

To the rear of the property there is a small garden, mostly laid to patio, with flower borders. Behind this there is a single garage, with an off road parking space just in front.

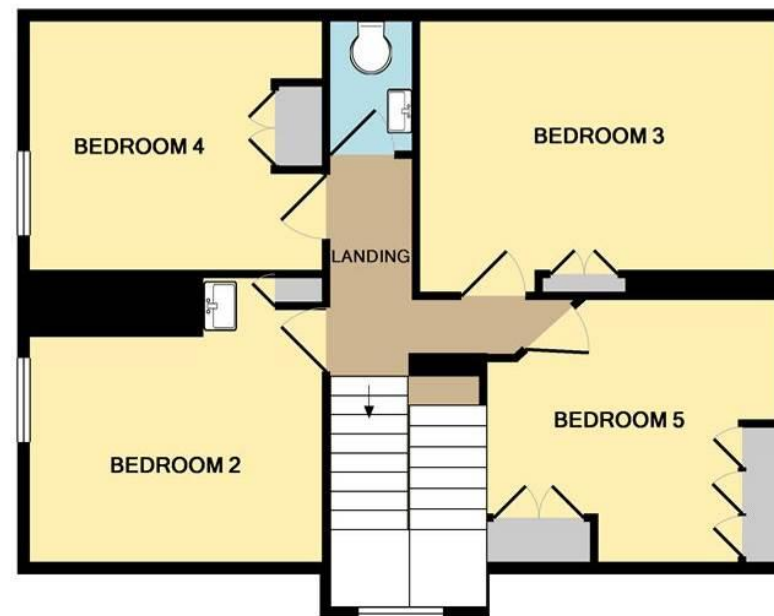
Other benefits to this property include a share of the freehold, with long lease, gas fired central heating and its convenient location.



Sitting Room	5.05m (16'7) max x 4.08m (13'5) max
Dining Room	5.04m (16'6) max x 4.09m (13'5) max
Kitchen	3.93m (12'11) max x 3.33m (10'11) max
Bedroom 1	3.94m (12'11) max x 3.93m (12'11) max
Bedroom 2	4.34m (14'3) x 3.57m (11'9) max
Bedroom 3	3.72m (12'2) x 3.61m (11'10)
Bedroom 4	3.62m (11'11) x 2.95m (9'8)
Bedroom 5	3.28m (10'9) x 2.94m (9'8)
Bathroom	2.54m (8'4) max x 1.95m (6'5) max
Garage	4.98m (16'4) x 2.54m (8'4) max



FIRST FLOOR



SECOND FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
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PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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