



2 HOWARD ROAD, SWANAGE
£595,000 Freehold

This superior Edwardian residence stands on a prominent corner site and is situated in a convenient location about half a mile from the town centre and sea front. The property is believed to have been built around 1916 and has external elevations of brick, with Purbeck stone dressings, under a slate roof.

The current owner has carried out renovations and extensions resulting in a well presented family home, filled with natural light. The accommodation is generously sized throughout and the impressive open plan dining room/kitchen and garden room is the hub of this family home. There are many fine features and details to appreciate, including the high ceilings, wood panelling and original coving, together with a most attractive landscaped South facing rear garden and detached garage at the rear.

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. Swanage has an active shopping centre, with branches of a number of multiple stores. To the south is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

All viewings must be accompanied and these are strictly by appointment through Corbens 01929 422284. The post code for the property is **BH19 2QJ**.

Property Ref HOW2319

Council Tax Band D - £2,818.07 for 2026/2027

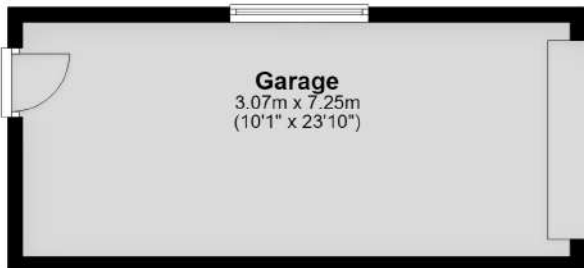
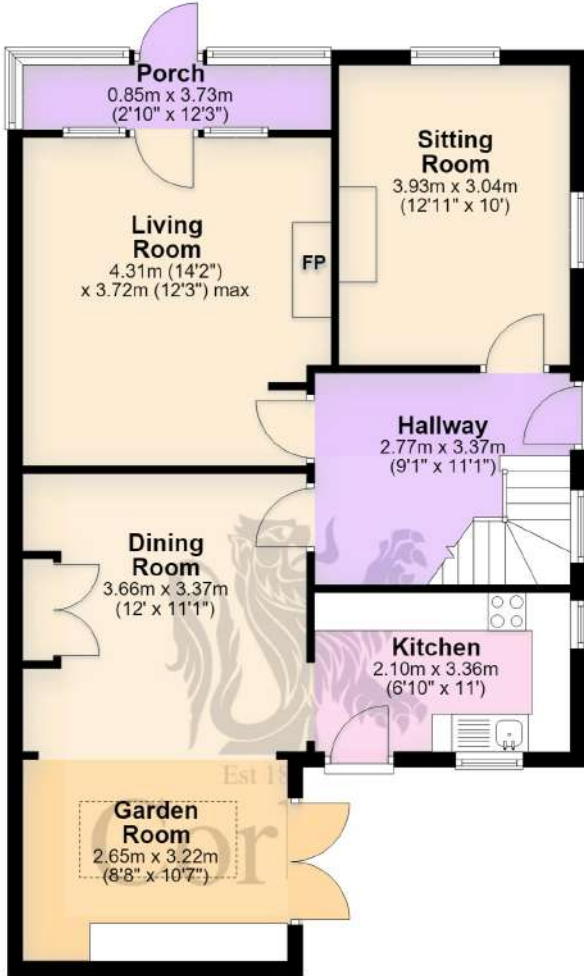


Welcoming you to this superb family home, the spacious entrance hall leads directly to the living room with modern fireplace, fitted cupboards and wood panelling. From this room there is access to a small front porch with separate entrance to the property. A second reception room is also at the front of the house. At the rear of the property, the open plan dining room/kitchen and garden room is a superb family space filled with light and has double doors opening to a South facing paved terrace harmoniously blending the indoor/outdoor living space. The kitchen is fitted with an extensive range of dual tone units with complimenting worktops and matching furniture to the dining area.

There are three double bedrooms of similar size on the first floor, all with attractive cast iron fireplaces. Bedroom 1 has views over the town to the Purbeck Hills and a fitted cupboard. Bedroom 2 is at the rear of the property overlooking the rear garden and has fitted wardrobes. Bedroom 3 is at the front with similar views to Bedroom 1 and has a wash basin. There is also a small study with fitted cupboard. The family bathroom is fitted with a white suite comprising a panelled bath with shower over, wash basin and WC. A separate WC completes the accommodation.

Outside, the front garden is screened by mature shrubs and fencing and is lawned with flower and shrub borders. The rear garden has been attractively landscaped to provide interest throughout the year. It has a paved terrace, raised lawned section with established flower and shrub borders and a garden shed. The detached garage is approached from Howard Road.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		99
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not very efficient - higher running costs			

Awaiting EPC

Total Habitable Floor Area
Approx TBCm² (TBCsq ft)



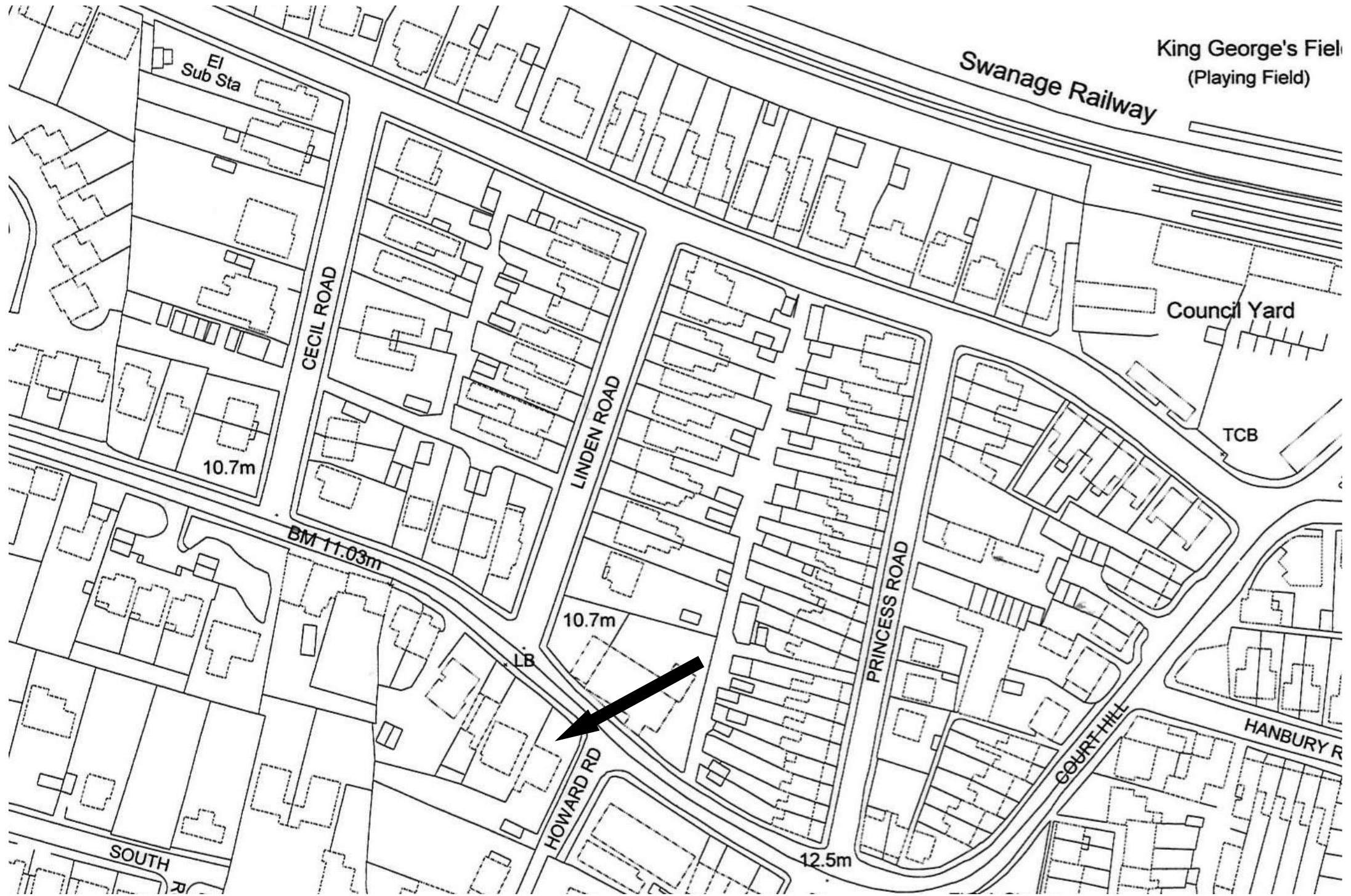
Scan to View Video Tour

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.





2 Howard Road, Swanage, Dorset, BH19 2QJ



King George's Field
(Playing Field)

Swanage Railway

Council Yard

TCB

EI
Sub Sta

CECIL ROAD

LINDEN ROAD

PRINCESS ROAD

COURT HILL

HANBURY R

HOWARD RD

10.7m

10.7m

12.5m

BM 11.03m

LB

SOUTH