

10 HILL ROAD, SWANAGE

£699,500 Freehold

This substantial detached family home is located in a favoured position in a fine residential area at North Swanage, within easy reach of open country, the Jurassic Coastal path and the beach. It is thought to have been built during the 1930s and is of conventional brick construction with cement render under a traditional pitched roof covered with clay tiles.

Presented throughout with a neutral decor to maximise the light and spatial feeling, a particular feature is the superb open plan dining room/kitchen fitted with wood flooring and enjoying views of the Purbeck Hills. There is scope for further development, subject to planning consent.

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.

A viewing is highly recommended to appreciate this property. All viewings are strictly by appointment only through the **Sole Agents, Corbens, 01929 422284**. Postcode **BH19 1RH**.

Property Reference HIL2365 Council Tax Band G - £4,696.76 for 2026/27

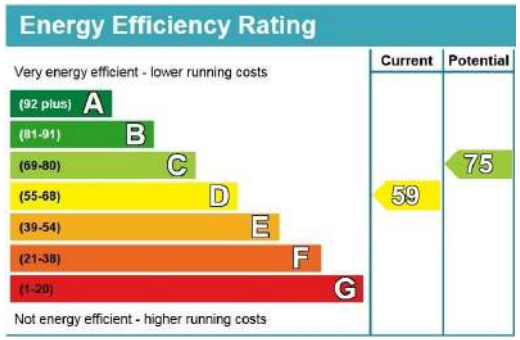




You are welcomed to this modern property by the entrance hall. Leading off is the South facing living room with views over the town to the bay in the distance. The dining room is particularly spacious and has wood flooring. It has views of the Purbeck Hills and double doors leading to the rear garden, seamlessly blending the indoor and outside living areas. A throughway leads to the kitchen, which has similar views, and is fitted with a range of modern cream units, contrasting worktops, breakfast bar and spaces for a freestanding cooker and fridge/freezer. There is a generously sized South facing double bedroom (formerly a garage); a shower room fitted with a modern suite is at the rear of the property. The utility room completes the accommodation on this level.

On the first floor there are two double bedrooms and a single. The principal bedroom is particularly spacious and enjoys views of the Purbeck Hills and has a range of fitted wardrobes. Bedroom 2 is South facing with fine views over Swanage to the Bay in the distance and has fitted wardrobes. Bedroom 4 is a single with similar views to Bedroom 2. The family bathroom is fitted with a white suite and serves all bedrooms on this level.

Outside, the property is approached by a wide tarmac driveway providing off road parking for several vehicles. The rear garden, adjoins open country, and has a large concrete paved patio, lawned area with shrubs and brick built store.





Total Floor Area Approx
129m² (1,388 sq ft)

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.



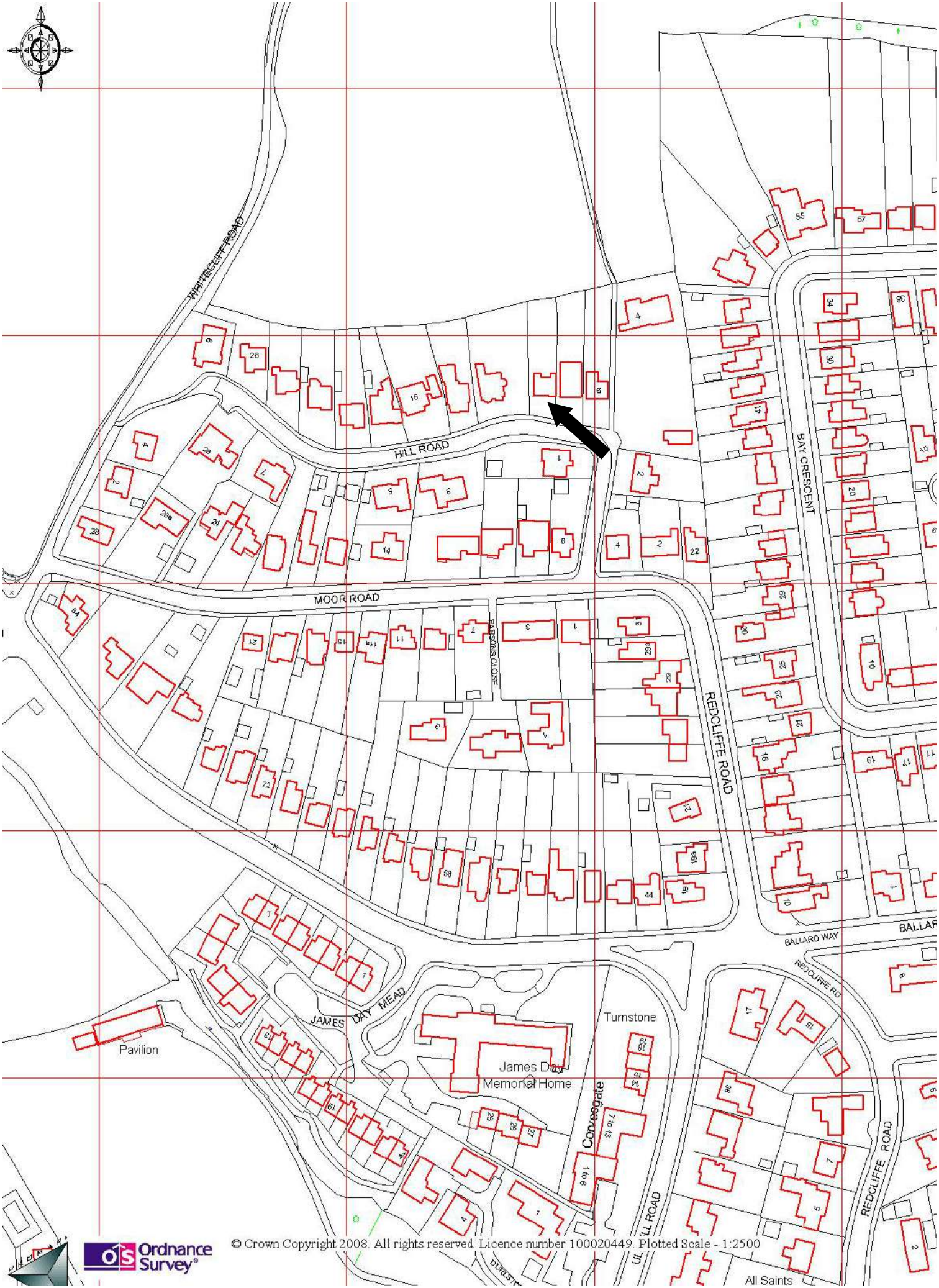


Est 1896
Corbens





10 Hill Road, Swanage, Dorset, BH19 1RH







Est 1896
Corbens



