



**THE DECK, 14a BALLARD ESTATE, SWANAGE**  
**£995,000 Freehold**

This spacious detached marine bungalow is located in a magnificent setting on the exclusive private Ballard Estate on the northern outskirts of Swanage, considered by many to be one of the premier residential areas of Swanage. There is easy access to North Beach, open country, Ballard Down and spectacular Jurassic Coast cliff top walks to Studland. Individually designed to a minimalistic concept by a London Architect and built in 1998, it is of traditional cavity construction with cement rendered external elevations under a pitched roof covered with concrete interlocking tiles.

The Deck offers fine views across Swanage Bay to Ballard Down and the Isle of Wight in the distance from the good sized garden, and the spacious living room. It also has the considerable advantage of three en-suite double bedrooms and an integral double garage.

The seaside resort of 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. To the South, is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Viewing is strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The Postcode for SATNAV is **BH19 1QZ**.

Property Ref BAL2106

Council Tax Band E - £3,444.30 for 2026/2027



You are welcomed to The Deck by the impressive open plan kitchen/dining room with feature design Luxblock curved glass block screen wall. The kitchen area is fitted with an extensive range of light wood effect units, complementing worktops and breakfast bar, integrated appliances including double oven, gas hob, fridge/freezer and dishwasher, dishwasher and fridge/freezer. A wide throughway leads from the dining area to the generous triple aspect living room which enjoys fine sea views to Ballard Down and the Isle of Wight in the distance. Double doors open to the timber deck and rear garden further extending the entertaining space. There is also a separate utility room with plumbing for an automatic washing machine and a cloakroom.

There are three en-suite double bedrooms. The principal bedroom is particularly spacious with a range of fitted wardrobes. It enjoys views of the sea and also has double doors opening to the timber deck and garden. Bedroom two has a recessed wardrobe and a door giving access to the side garden. Bedroom three is at the front of the property and has a range of fitted wardrobes. Each of the en-suites are fitted with a mosaic tiled shower cubicle, bedroom one also has a panelled bath.

Outside, the property is approached by a wide brick paved driveway providing off-road parking for two/three vehicles and leading to the integral double garage which has an electronically operated up-and-over door. At the rear, the attractive garden is mostly laid to lawn with a wide timber deck which wraps around the side of the property and enjoys views of the sea. There is also dwarf Purbeck stone walling, flower borders and shrubs.



Total Floor Area  
132m<sup>2</sup> (1,421 sq ft)

Ground Floor



Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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