


# 323 HIGH STREET, SWANAGE

£365,000 Freehold

This end terrace family house is situated at West Swanage close to schools, local convenience store and about 300 metres from open country. It was built in the 1950s and has cement rendered elevations under a slate tiled roof. The current owners have refurbished the property throughout, and it is offered with no forward chain.

323 High Street offers well planned family accommodation finished in a contemporary style, with the considerable advantage of off-street parking with an electric vehicle charging point and a private, enclosed rear garden. From the upper floor there are pleasant views across the rooftops to the Purbeck Hills.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant, with the conurbation of Poole and Bournemouth in easy reach via the Sandbanks ferry.

Viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 2NL**.

Property Ref HIG2283 Council Tax Band C - £2,504.96 for 2026/2027





This family home is decorated with a contemporary decor throughout. The open plan living room/kitchen is the central hub and the living area has wood flooring and a wood-burning stove (to be removed). The kitchen area is fitted with a range of navy units with wooden worktops and has a built-in electric oven and gas hob. In addition there is a microwave and space for freestanding fridge/freezer and ample space for dining. There is access to the rear garden from both the living area and kitchen. A separate dining room/bedroom four is also accessible from the hallway and offers views of the Purbeck Hills. There is a WC on this level.

On the first floor there are three bedrooms. Bedroom 1 is a particularly spacious double with the benefit of a storage cupboard. Bedroom 2 is also a good sized double with views over the rooftops towards the Purbeck Hills. Bedroom 3 is a well proportioned single and would be suitable as a home office. The family bathroom is fitted with a panelled bath, WC, wash basin with storage and separate shower cubicle.

A private driveway to the side provides off-street parking and is fitted with an electric vehicle charging point and vegetable plot. The enclosed rear garden has been landscaped with a large porcelain tiled terrace, ideal for outdoor dining and has steps leading to a raised lawn, bound by mature shrubs. The front garden is raised from the road as is laid to lawn.

## Ground Floor




## First Floor







Video Tour Link

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Est 1896
Corbens






A 351
A 351
Herston Cross 13.1m
HERSTON
PO
TCB
LB
Newton Court
BM 13.97m
Ch
PH
MS
13.4m
El Sub Sta
BM 17.77m
GLOBE CLOSE
School
Church
STEER ROAD
BELL STREET
SHIRLEY CLOSE
El Sub Sta





Est 1896
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