



PURBECK COTTAGE, KINGS ROAD EAST, SWANAGE
£425,000 Freehold

This immaculately presented substantial end-terraced Grade II Listed house is perfectly located in the heart of the town centre approximately 100 metres from the main shopping thoroughfare and about twice that distance from the seafront. It was built during the latter part of the 19th Century of natural Purbeck stone under a conventional pitched roof covered with tiles.

The well planned accommodation is decorated in a neutral decor enhancing the natural light and spatial feeling and is ideal either as a family home, or as an investment. It is successfully holiday let by the current owners. It has the benefit of a private walled courtyard garden and parking for several vehicles. The furnishings are included in the sale, with the exception of a few personal items.

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 and many individual retail outlets. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

A viewing is recommended to appreciate this property. Postcode **BH19 1ER**. All viewings must be accompanied and these are strictly by appointment through the Sole Agents, Corbens, 01929 422284.



The small entrance porch at the front leads to the hallway and the generously sized living room at the rear of the cottage. This room is particularly light benefitting from the dual aspects to accentuate the spatial feel and has an attractive feature Purbeck stone fireplace. There is a separate dining room also at the rear of the cottage with dual aspects, with a cloakroom leading off. The kitchen is fitted with a range of modern cream units with contrasting worktops, integrated electric hob and oven and space for automatic washing machine and dishwasher and has access to the garden.

There are three bedrooms on the first floor. Bedrooms 1 and 2 are both good sized doubles at the rear of the cottage. Bedroom 1 has a Purbeck stone fireplace (currently boarded up) and Bedroom 2 has a small wash basin. Bedroom 3 is a good sized single at the front. The family bathroom is fitted with a white suite comprising panelled bath with shower over, pedestal wash basin and WC. This completes the accommodation.

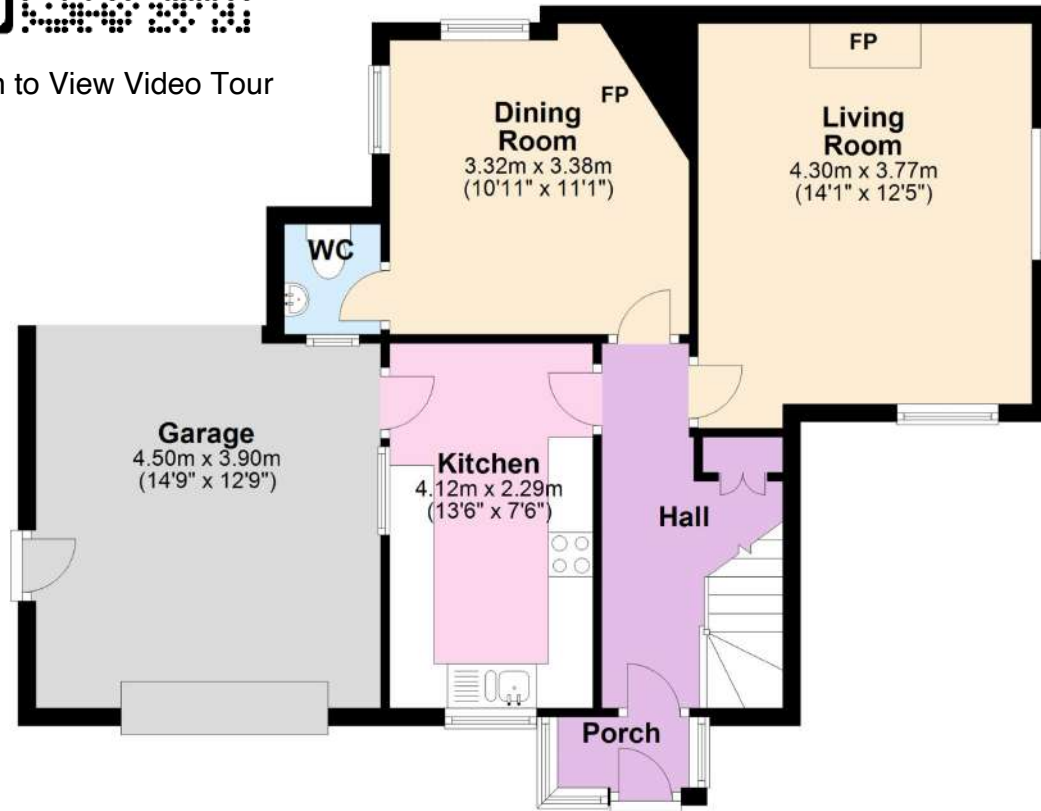
Outside, there is a private walled courtyard garden providing an additional entertaining space. Part of this area is under cover as this was formerly a garage. The up-and-over door remains in situ, therefore, it could easily be reinstated. There is parking for several vehicles on the private driveway.

Property Reference KIN2085 Council Tax Band C - £2,390.61 for 2025/2026



Scan to View Video Tour

Ground Floor



First Floor



Total Floor Area Approx 99m² (1,065 sq ft)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 52 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

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.

