



228 HIGH STREET, SWANAGE
Offers in Excess of £275,000 Freehold

This spacious mid-terraced house is situated in one of the oldest parts of Swanage, approximately one mile from the town centre yet within easy reach of a local convenience store, schools and open country. It is thought to have been built during the latter part of the 19th Century and has external elevations of part Purbeck stone, the remainder being cement rendered with a pebbledash finish under a stone tiled roof to the front, slate roof to the rear and a flat secondary roof.

Whilst in need of complete updating throughout, 228 High Street offers well planned family accommodation with views of the Purbeck Hills in the distance. We consider that there is scope for a loft conversion, subject to necessary consents.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.



The entrance hall leads to two good sized reception rooms. The living room is situated at the front of the property and has a Purbeck stone fire surround. Beyond, the dining room leads through to the galley style kitchen fitted with a range of wood effect units and contrasting worktops. Leading off, the rear lobby gives access to the rear garden. The bathroom completes the accommodation on this level.

On the first floor there are three bedrooms; the principal bedroom is a particularly spacious South facing double at the front of the property. Bedroom two is a double and bedroom three a good sized single; both bedrooms are at the rear of the property and have views of the Purbeck Hills in the distance.

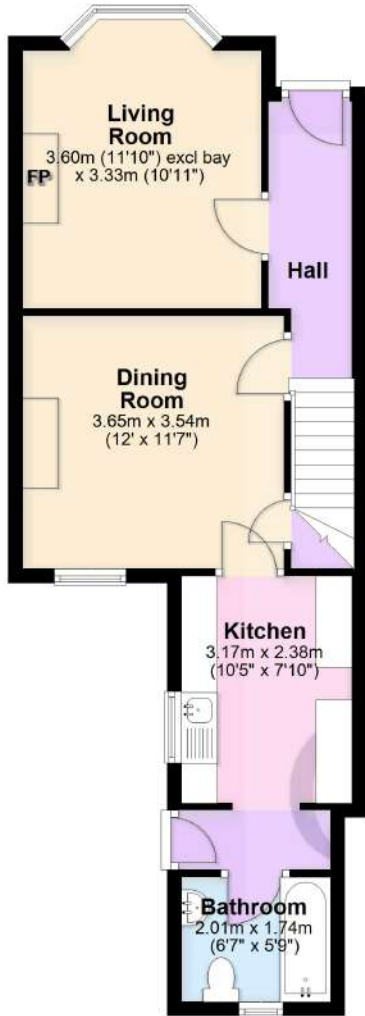
Outside, the front garden is mostly laid to grass with shrubs. The fully enclosed rear garden is bound by a mix of Purbeck stone walling and fencing. It is mostly laid to grass with a paved patio and pedestrian access to a rear service lane.

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

Property Ref **HIG2294**

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

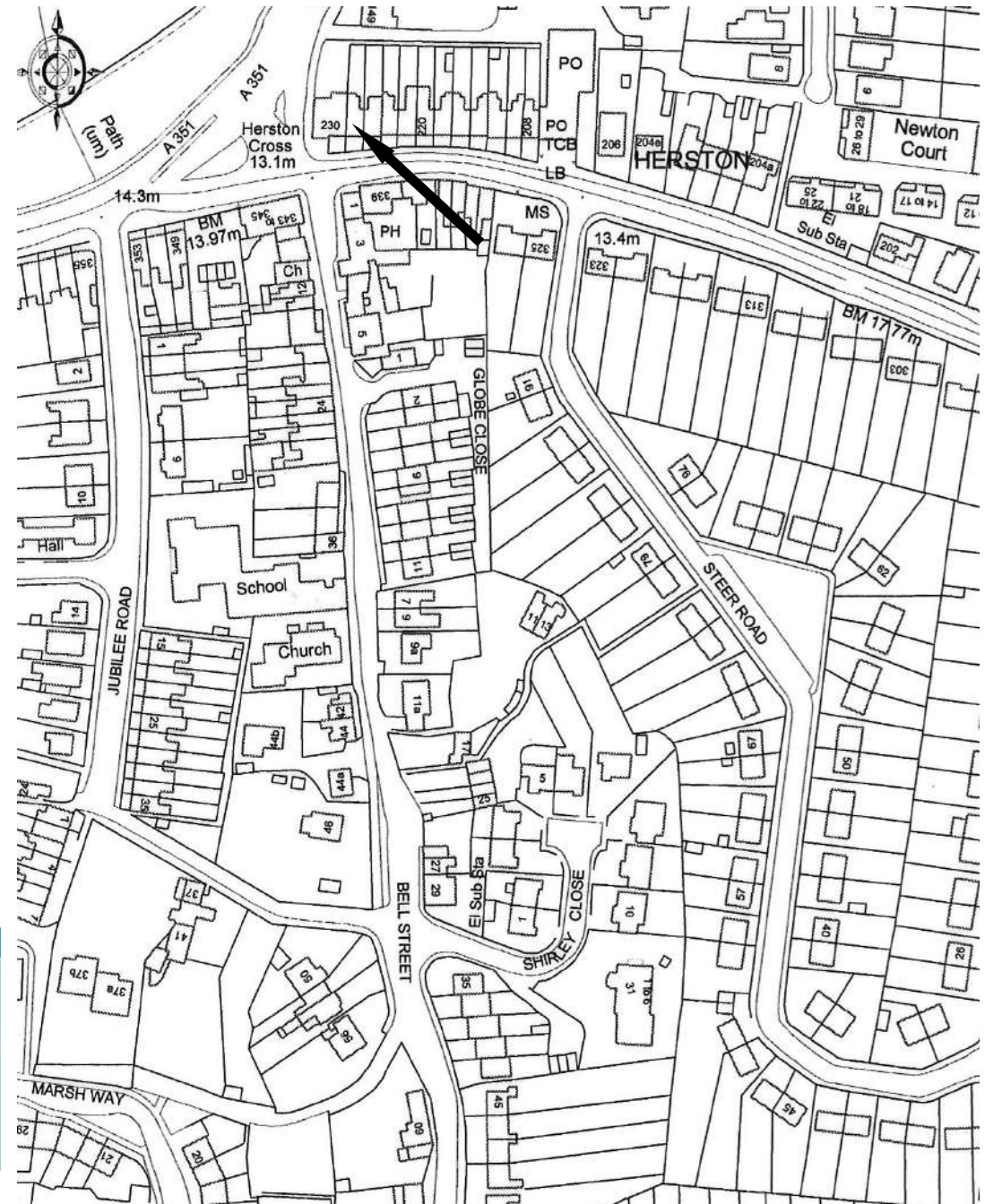
Ground Floor



First Floor



Total Floor Area
Approx. 85m² (915 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.

