



Rabling Road, Swanage BH19 1EB

£850,000

**MOLLARO**  
DORSET & NEW FOREST ESTATE AGENTS





## A RARE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL FIVE BEDROOM DETACHED HOME IN ONE OF SWANAGE'S MOST DESIRABLE LOCATIONS, JUST A SHORT, LEVEL WALK FROM THE BEACH & TOWN CENTRE

Offering generous living space, a private south facing garden and exciting development potential, this versatile property is a rare find for those seeking an ideal coastal lifestyle. The accommodation is both spacious and flexible throughout, with an expansive living/dining room to the rear providing a wonderful space for entertaining or relaxing. Bi-fold doors open directly on to the garden, creating a seamless connection between indoor and outdoor living. There is also a stunning contemporary kitchen, thoughtfully designed with style and practicality in mind.

A ground floor bedroom and shower room offer excellent versatility, whether for guests, multi-generational living or convenient single level accommodation. There is also a dedicated office/study area, ideal for home working. Upstairs, four further bedrooms provide comfortable family accommodation, served by an additional shower room. Outside, the mature south facing garden enjoys a high degree of privacy, offering a peaceful setting for outdoor dining, gardening or simply relaxing. The property also benefits from off road parking for several vehicles and a garage.

In addition to its appeal as a spacious family home, the property presents a rare development opportunity. Planning permission has been granted for the demolition of the existing property and the construction of two substantial semi-detached dwellings, making it an attractive prospect for developers or self-builders looking to create two new homes in this highly sought-after location.

Offered for sale with no forward chain, properties with this level of potential and proximity to the beach rarely become available. Further information and planning documents are available upon request.







## KEY FEATURES

- Expansive Living/Dining Room with Bi-Fold Doors
- Mature South Facing Garden with Good Degree of Privacy
- Stunning Modern Kitchen
- Ground Floor Bedroom and Shower Room
- Four Further First Floor Bedrooms & Further Shower Room
- Ground Floor Office / Study Area
- Off Road Parking for Several Vehicles & Garage
- Planning Granted for Two New Homes to Replace Existing
- Sought After Location Close to Town Centre & Beach
- No Forward Chain







## ADDITIONAL INFORMATION

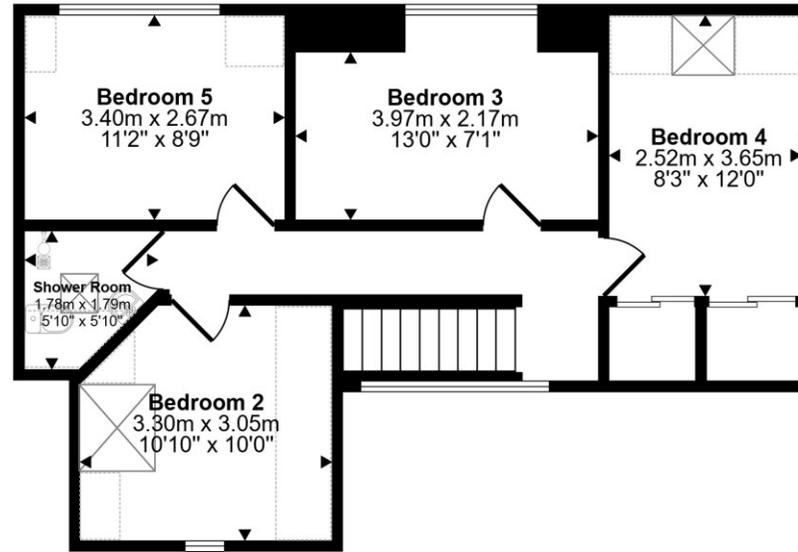
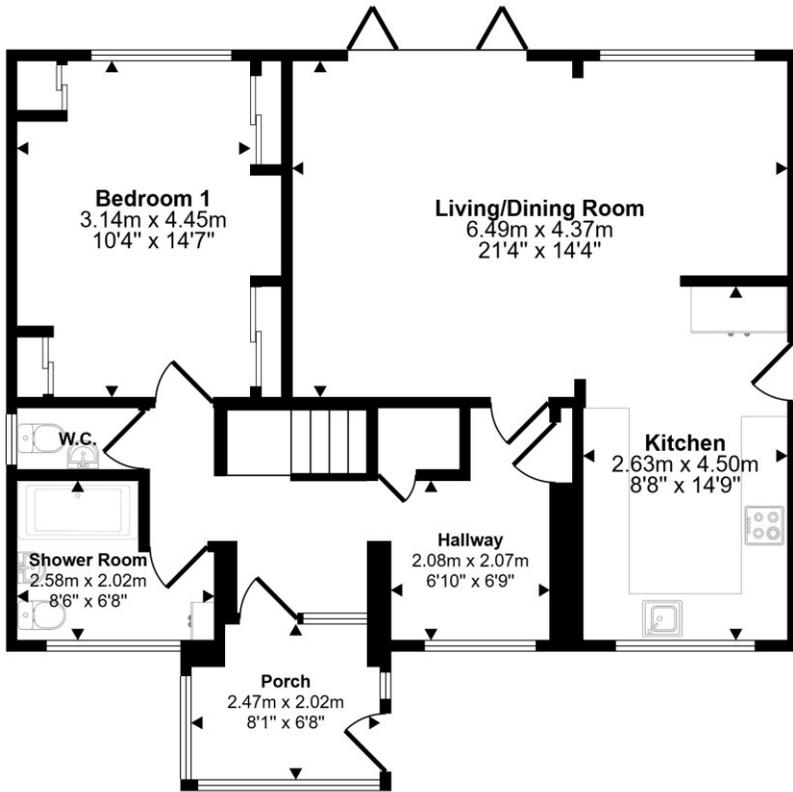
**Tenure**  
Freehold

**Council Tax**  
Band E - Dorset Council

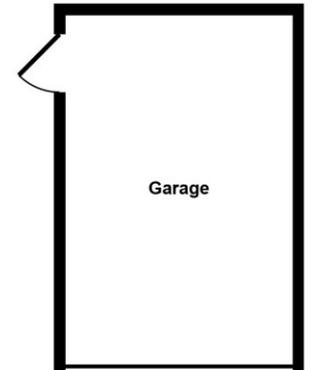


# FLOORPLAN

Approx Gross Internal Area  
149 sq m / 1600 sq ft



First Floor  
Approx 56 sq m / 599 sq ft



Garage  
Approx 13 sq m / 144 sq ft

Ground Floor  
Approx 80 sq m / 858 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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