



BRITISH
PROPERTY
AWARDS
2021

GOLD WINNER

ESTATE AGENT IN
SWANAGE & WAREHAM

7 PROSPECT CRESCENT, SWANAGE
£469,950

7 Prospect Crescent, Swanage

This detached bungalow is quietly situated in an excellent residential position just off Victoria Avenue, about three quarters of a mile from the town centre and seafront. Whilst in need of some updating, the bungalow offers well planned family accommodation and has possible scope to create further accommodation on the first floor, subject to Building Regulations Approval. It has the advantage of an easily maintained paved South facing garden and a detached garage.

It is thought to have been built during the 1960s and is of traditional cavity construction having a brick plinth, the remainder being cement rendered under a pitched roof covered with concrete interlocking tiles.

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 cottage 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.



The bungalow is approached by a gated driveway providing parking for 2-3 vehicles leading to a detached garage.

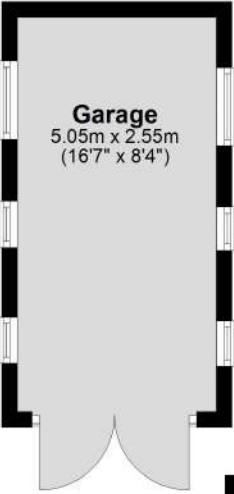
The entrance hall is central to the accommodation and leads to the generously sized dual aspect living room which spans the full length of the property. It has double glazed double doors leading to the paved garden at the rear seamlessly blending the inside/outside living space. The kitchen is fitted with a range of units in white and has a door to the rear garden. There are two double bedrooms, one at the front and the second at the rear. A family bathroom fitted with a suite in white and separate WC completes the accommodation.

The easily maintained South facing rear garden is paved with mature shrubs.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens**, 01929 422284. The postcode for this property is **BH19 1BD**.

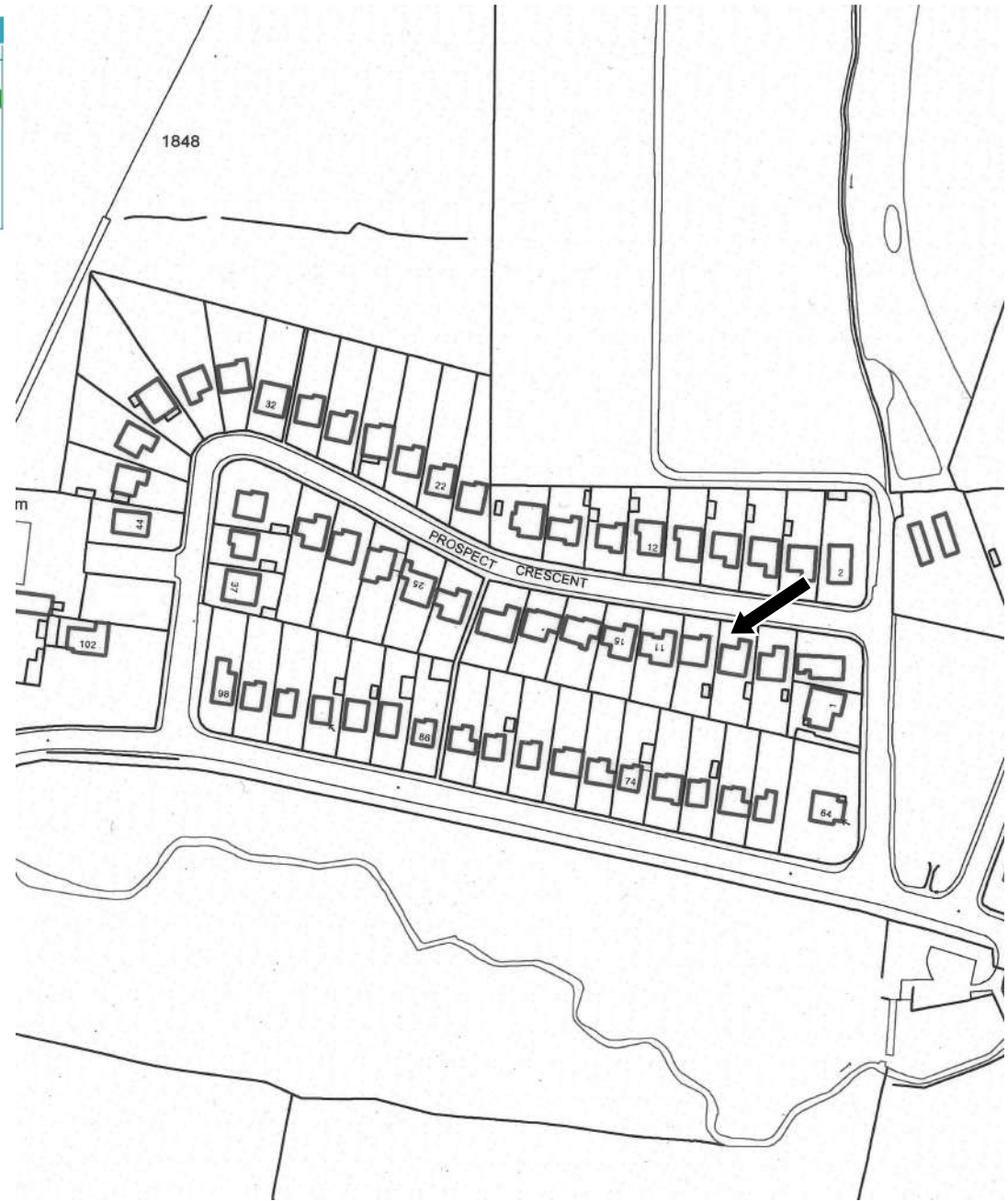
Property Reference PRO1576

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Floor Area
Approx. 69m² (743sq 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.

