



BRITISH
PROPERTY
AWARDS
2021

GOLD WINNER

ESTATE AGENT IN
SWANAGE & WAREHAM

1 HARDY ROW, 49a RABLING ROAD, SWANAGE
£795,000

49a Rabling Road is one of a small development of two brand new properties quietly situated in a popular residential area approximately one third of a mile from the town centre and Swanage Beach.

The properties are built to a high standard by a reputable local builder and will have the benefit of a 10 year warranty and hybrid gas and air source heat pump boilers. The style of the houses complement the local environment and are of brick construction with cement rendered front gable and stone detail, under a slate tiled roof.

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 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 being in easy reach via the Sandbanks ferry.

Viewing is strictly by appointment through the Sole Agents, Corbens, 01929 422284. Postcode for SATNAV **BH19 1ED**.



Swanage Beach nearby

Upon entering, the spacious entrance hall leads to the large living room at the rear of the property and has wide folding doors opening to the enclosed rear garden. Leading off, the kitchen is fitted with a stylish range of units, contrasting worktops and integrated appliances. There is also a double bedroom and a cloakroom on the ground floor.

On the first floor, there are two double bedrooms; bedroom two is a particularly spacious dual aspect room with the benefit of an en-suite bathroom and private balcony providing Southerly views across the town. Bedroom three is situated at the front of the property. The family bathroom including panelled bath with shower over and utility with large storage cupboard completes the accommodation on this level.

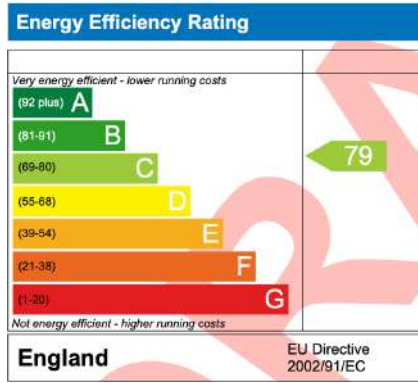
The master bedroom suite comprises the entire second floor and enjoys a private balcony with views over the town, it also benefits from a large dressing area and en-suite with walk-in shower.

Outside, there are landscaped gardens to the front and rear, with a mix of lawned and paved areas. A rear service lane gives access to a single garage in a block of two, with parking to the side for one vehicle.

Property Reference RAB1665

Council Tax - To be Advised

Ground Floor



Total Floor Area
Approx. 140.9m² (1,517 sq ft)

