



**SEA KNOLL, 28 NEWTON ROAD, SWANAGE**  
**£565,000**

This extremely well appointed detached bungalow stands on a corner plot in a quiet and elevated position on the southern slopes of Swanage within easy reach of Durlston Country Park. The bungalow was constructed in the 1960s by a reputable local builder, with attractive external elevations of natural Purbeck stone and part cement render under a traditional pitched roof covered with concrete tiles.

Whilst in need of some updating throughout, Sea Knoll offers well planned, good sized accommodation set in an attractive and well tended garden and has the advantage of a detached garage with parking in front.

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. Durlston Country Park is close by and is a gateway to the Jurassic Coast World Heritage site, Newton Road is perfectly located for walkers, dog owners, the dramatic coastline and a haven for a diversity of wildlife.

Property Ref NEW1633

Council Tax Band D

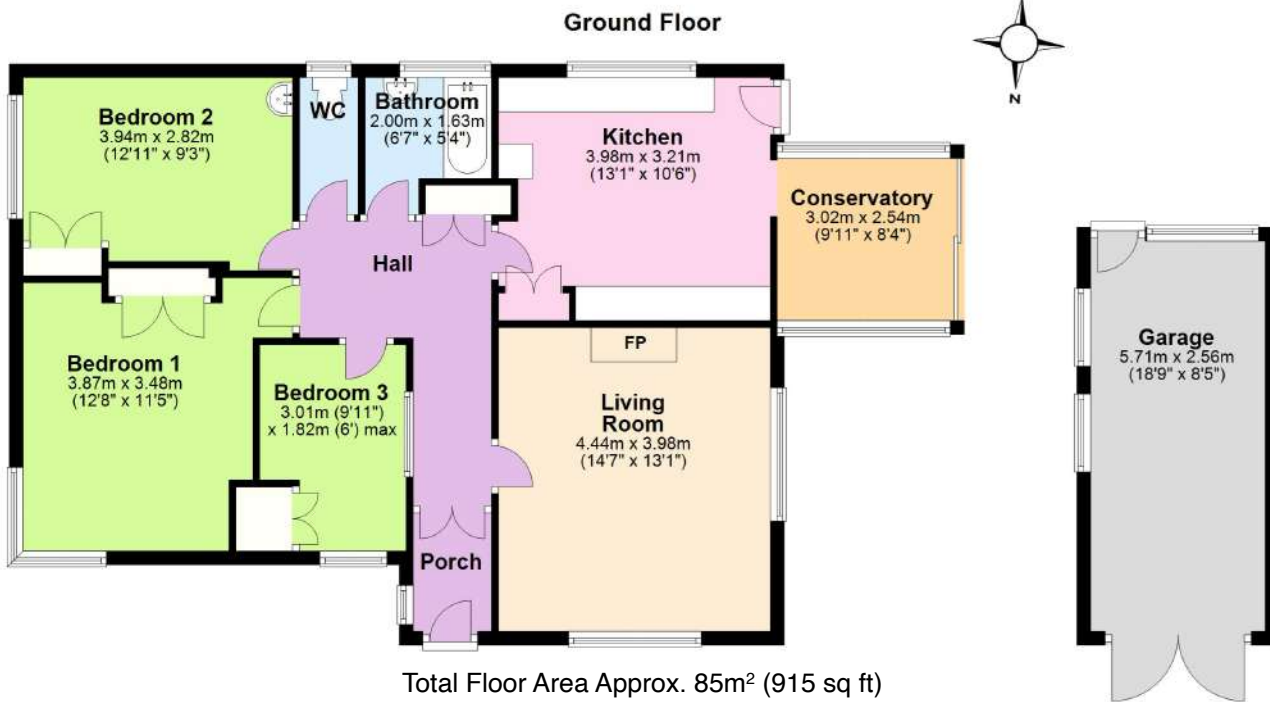


The spacious entrance hall is central to the accommodation and welcomes you to Sea Knoll. The generous living room is dual aspect with attractive Purbeck stone fire surround and hearth. Beyond, the kitchen is fitted with a range of lights units and worktops, has ample space for table and chairs and has access to the garden. The triple aspect conservatory has some views of the Purbeck Hills and sliding doors opening to the paved patio and garden.

There are three bedrooms, two good sized doubles and a single. The master bedroom is situated at the front of the property and is particularly spacious with a corner window giving views across the town to the bay. Bedroom two is also a double and faces East. All bedrooms have the benefit of recessed wardrobes. The bathroom and separate WC are fitted with a coloured suite and complete the accommodation.

Outside, the attractive and well tended garden surrounds the property and is partially lawned with flower/shrub borders and paved patio area. A detached timber garage with parking in front is accessed from Knollsea Close.

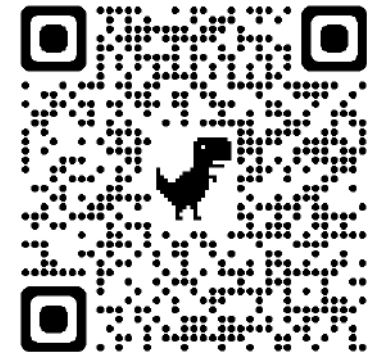
All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**. Postcode **BH19 2EA**.



**Energy Efficiency Rating**

Very energy efficient - lower running costs

Rating	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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