



Est 1896
Corbens



85 KINGS ROAD WEST, SWANAGE
£375,000

This end terraced house is conveniently located in a popular residential area about two thirds of a mile from the town centre and some 200 metres from local shops. The versatile three bedroomed accommodation is eminently suitable as a family home with good sized rooms throughout. It has the benefit of an enclosed South facing rear garden and original fireplaces in the reception rooms and bedrooms. The property is in need of some updating and the loft may be suitable for conversion, subject to Building Regulations Approval.

Built at the turn of the 20th Century, it has part stone to the front and part brick to the rear, the upper half being cement rendered external elevations under a slate roof.

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. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Property Ref: KIN1663

Council Tax Band C



The entrance hall welcomes you to this family home and leads to the good sized living room with ornamental fireplace and bay window. The sitting room is at the rear overlooking the South facing garden and has an original cast iron fireplace with wooden surround. Beyond, the dining room has a door to the garden and leads to the kitchen at the rear which is fitted with a range of units, worktops and spaces for freestanding cooker and washing machine. A cloakroom completes the accommodation on this level.

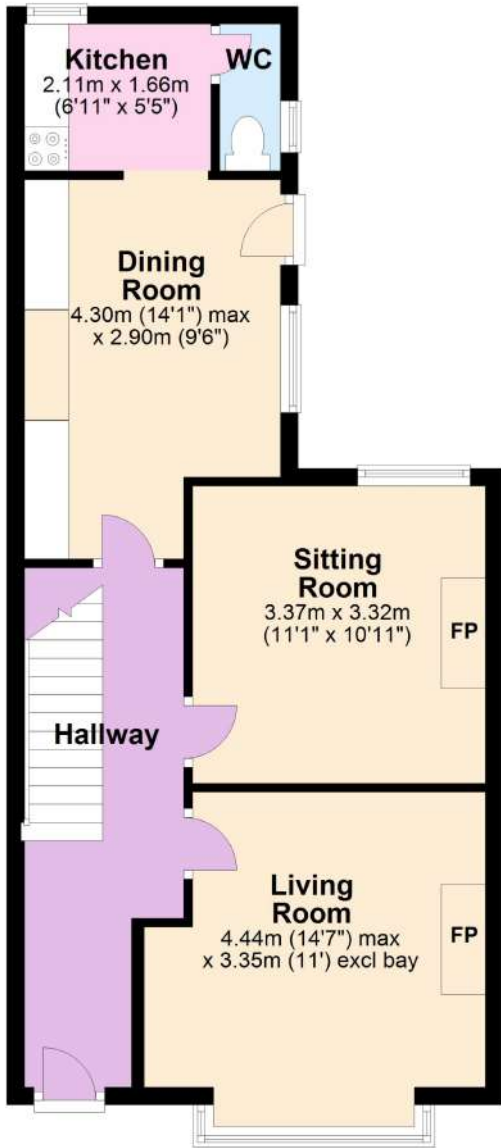
On the first floor there are three bedrooms, two spacious doubles and a single. All bedrooms have original cast iron fireplaces with ornamental surrounds. The master is at the front of the property and has a bay window. Bedrooms two and three are at the rear of the property overlooking the garden. The bathroom is fitted with a suite in white and there is a separate WC.

The small front garden is gated and paved. The good sized South facing rear garden has a paved patio, lawned section shrub borders and timber garden shed.

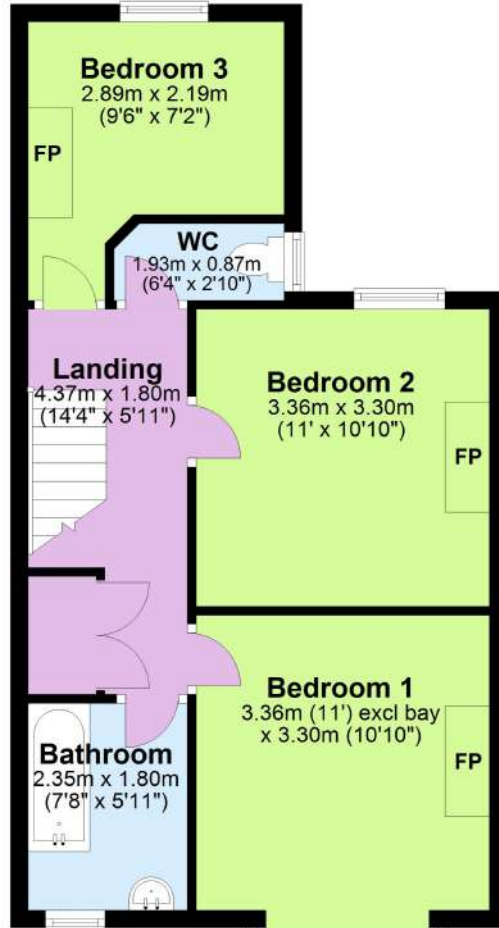
Viewing is by appointment only through the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 1HT**.



Ground Floor



First Floor



Total Floor Area Approx. 100m² (1,076.4sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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.

