



38 BENLEASE WAY, SWANAGE
£399,950

No: 38 Benlease Way is a detached chalet style house built in mid-1970s, standing in a good position just over a mile to the West of the town centre, yet within easy reach of local schools and open country. It has external elevations of part of natural Purbeck stone and part cement render, under a concrete interlocking tiled roof.

The property offers well planned family accommodation with the benefit of views of the Purbeck Hills and Swanage Bay in the distance, a good sized garden and off-road parking.

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. Swanage has an active shopping centre, with branches of a number of multiple stores. To the south is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. Post Code is **BH19 2SZ**.



The spacious entrance hall welcomes you to this family home. Leading off, the open plan living room/dining room is dual aspect with bay window to the front and large picture window and casement door opening to the paved patio and rear garden. The kitchen has some views of the Purbeck Hills and is fitted with a range of painted units and contrasting worktops and has access to the side. There is also a cloakroom on this level.

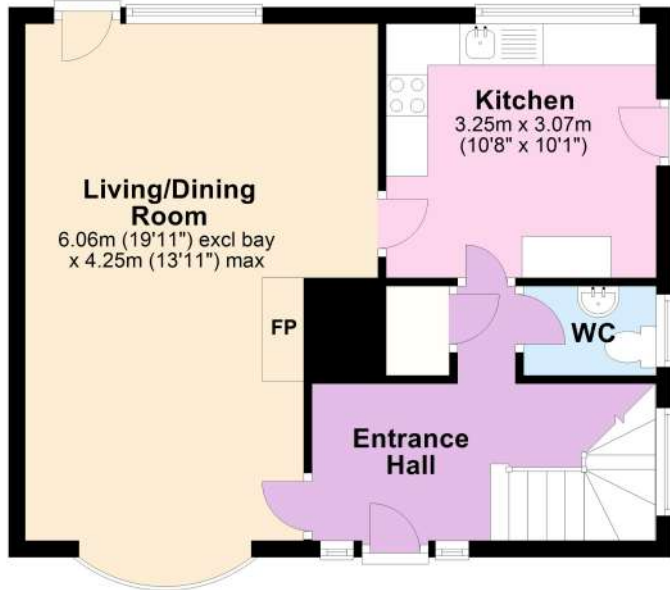
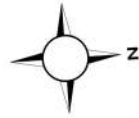
On the first floor there are three bedrooms. Bedroom one is particularly spacious with views across the town to Swanage Bay and Ballard Down in the distance. Bedroom two is also a double, facing West and has views of the Purbeck Hills. Bedroom three is a good sized single with similar views to bedroom 2. The bathroom is fitted with a modern white suite including bath with shower over and completes the accommodation.

Outside, the open front garden is mostly laid to lawn with shrubs and trees. A concrete driveway provides off-road parking for several vehicles. At the rear the good sized garden is mostly lawned with patio area, shrubs and trees. There is also a single garage in a nearby block which can be purchased in the additional sum of £35,000.

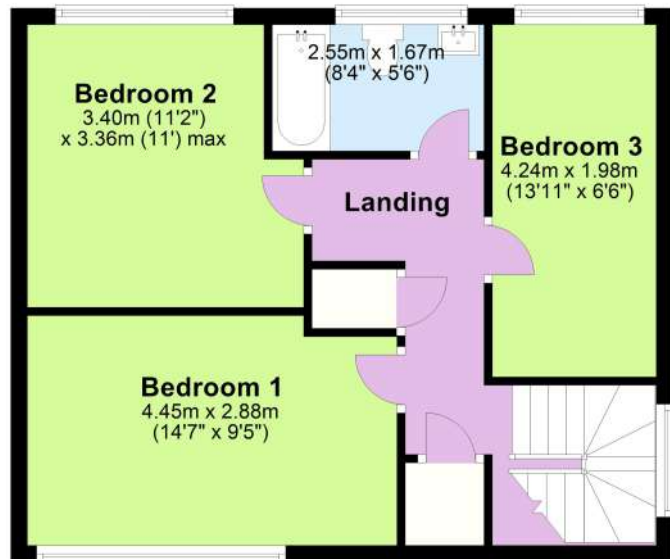
Property Ref BEN1691

Council Tax Band D

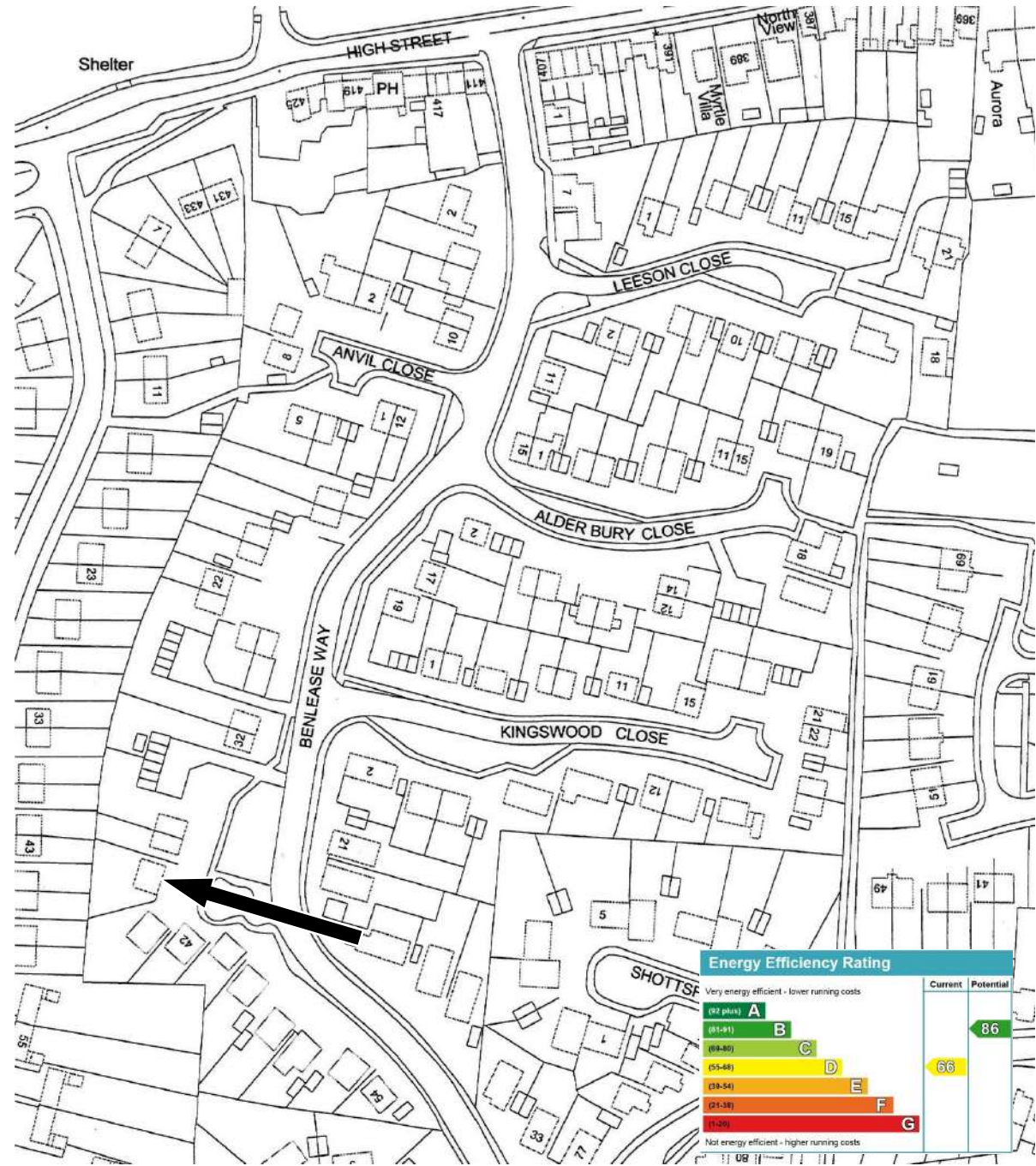
Ground Floor



First Floor



Total Floor Area Approx. 94m² (1,012 sq ft)



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