



Corbens



8 ARGYLE ROAD, SWANAGE
£650,000 FREEHOLD

This substantial Edwardian semi-detached fine character house is conveniently situated about one third of a mile from Swanage town centre and some 300 metres from the picturesque Mill Pond and Parish Church. The property is in a level position, with Swanage beach, local amenities and the Swanage Railway all within easy reach.

The property is thought to have been built around the turn of the 20th Century, constructed of brick under a pitched roof, covered with slate tiles. Immaculately presented, It offers 2 reception rooms, 7 double bedrooms and has recently been renovated throughout to a high standard with stylish contemporary decor. It retains many original features and is currently successfully holiday let by the owners offering AirBnB accommodation.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. 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 with main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant, Poole and Bournemouth are in easy reach via the Sandbanks ferry.

Property Reference ARG1754

Council Tax Band to be assessed



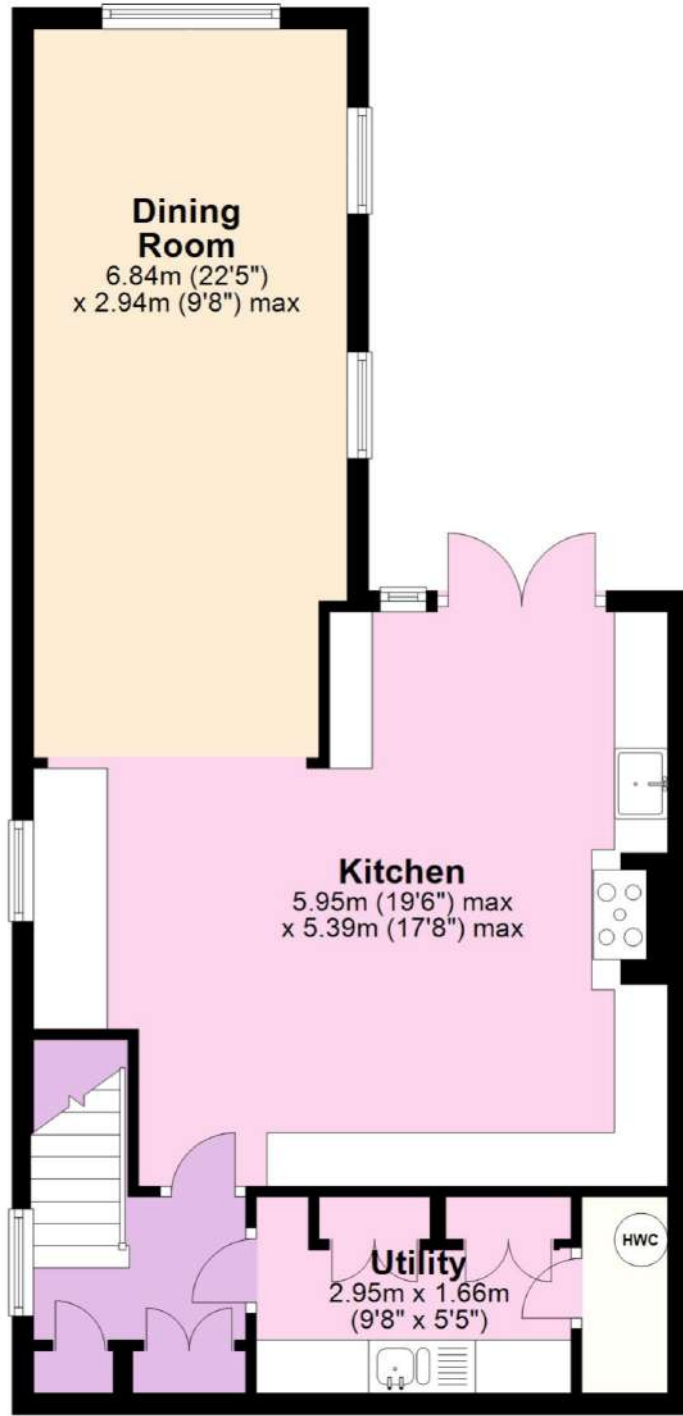
Arranged over four floors, the generously sized accommodation throughout is well-planned. The entrance hall on the ground floor leads to the living room with large bay window, built in storage and cast iron fireplace. The second sitting room also has cast iron fireplace and an opening to the conservatory. There is also a large bedroom with en-suite bathroom on the ground floor. The kitchen and dining room is on the lower level and is fitted with an extensive range of stylish units and contrasting worktops. Double doors lead to the walled rear garden. A utility room completes the accommodation on this level.

The accommodation to the upper floors comprises 6 double bedrooms (3 with en-suite) and separate bathroom. Views across the town to the Purbeck Hills can also be appreciated from the second floor.

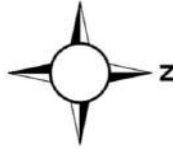
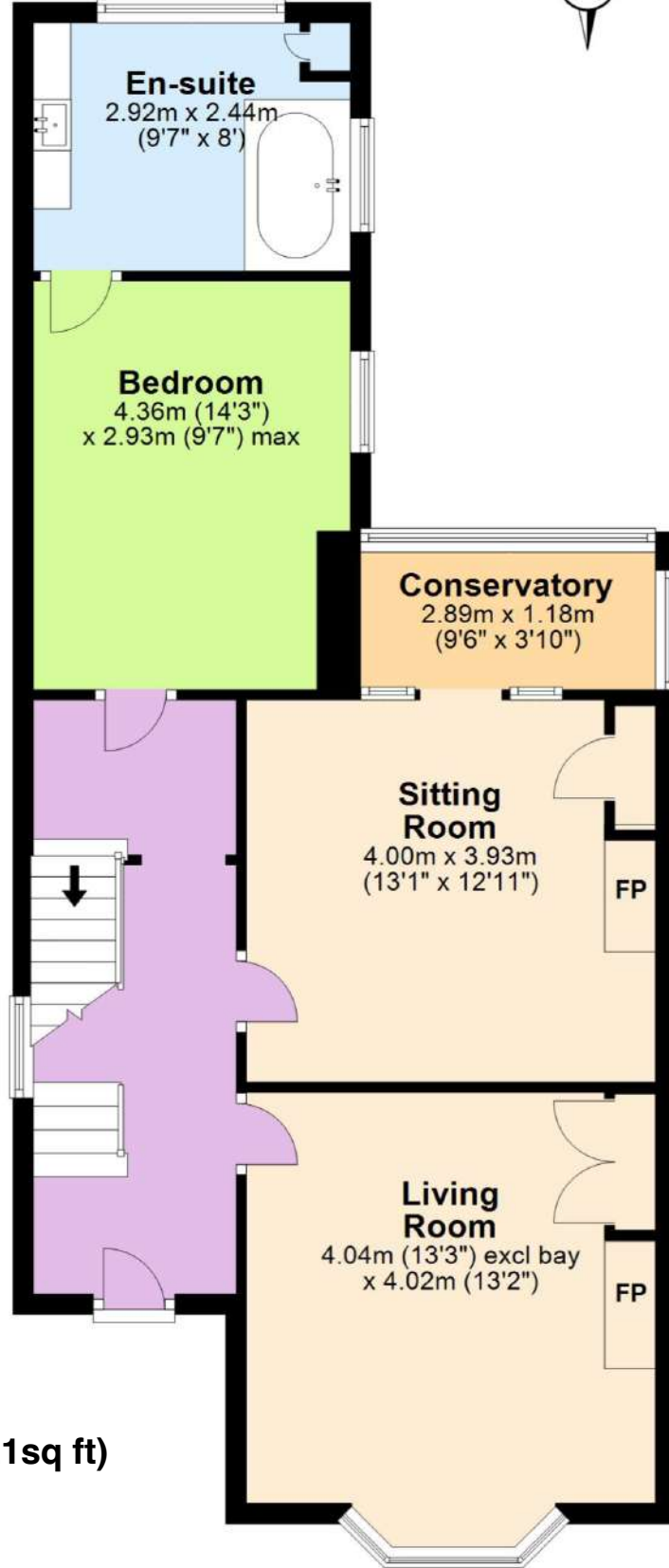
To the outside of the property, the front garden is easily maintained and is mostly paved. The rear garden is decked with covered seating area ensuring a sense of privacy. There is also pedestrian access to Hanbury Road.

The property is offered for sale with no forward chain and a viewing is highly advised to appreciate. Viewings strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. Postcode for SATNAV **BH19 1HZ**.

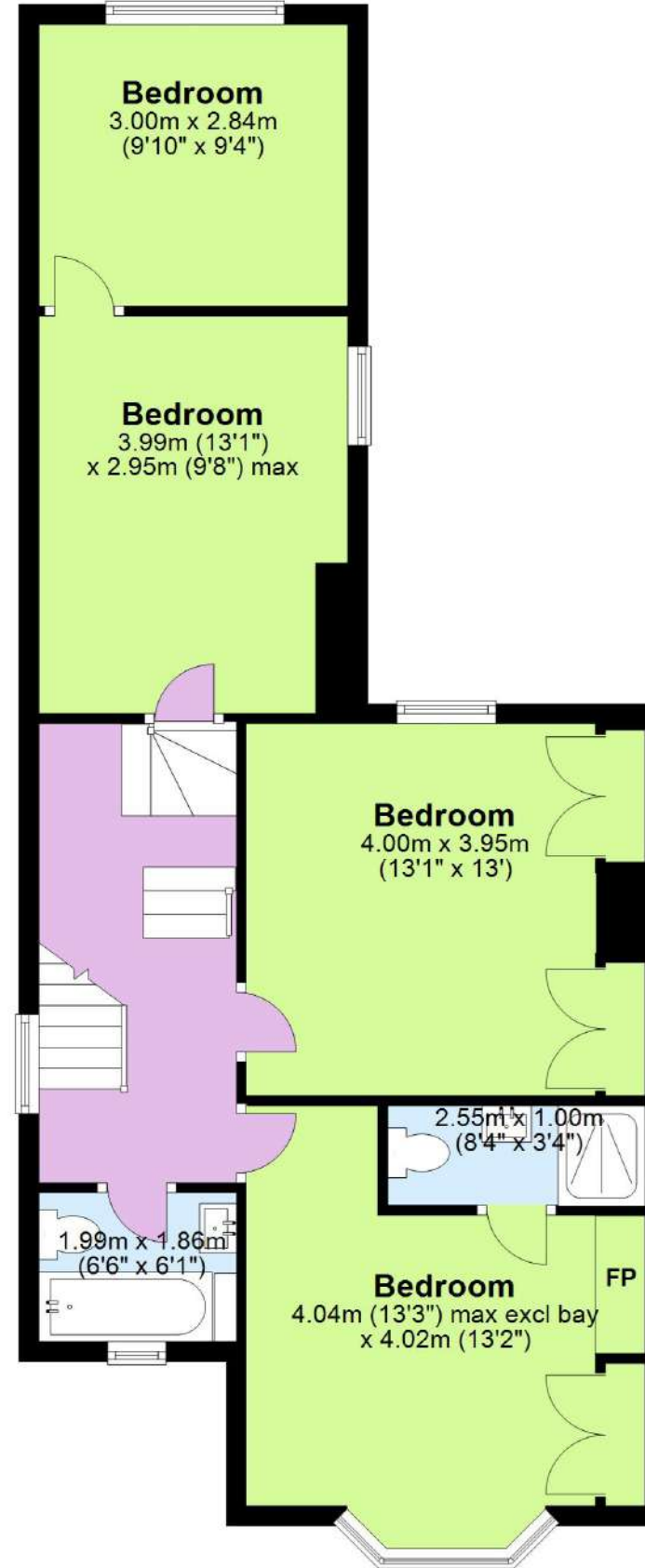
Lower Ground Floor



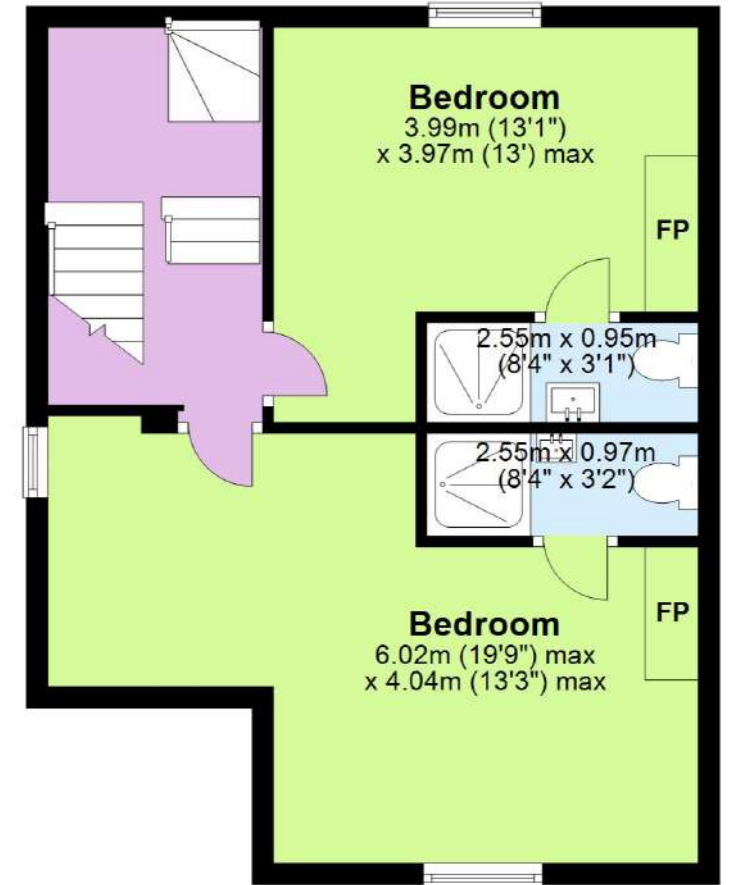
Ground Floor



First Floor



Second Floor



Total Approximate Floor Area - 225m² (2,421sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	80	
(55-68)	D		
(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.

