



**220 HIGH STREET, SWANAGE**  
**£399,000**

This attractive mid-terraced family house is situated in one of the oldest parts of Swanage, approximately one mile from the town centre yet within easy reach of a local convenience store, schools and open country. It is thought to have been built during the latter part of the 19<sup>th</sup> Century and is constructed of Purbeck stone, the upper elevation being cement rendered with a pebbledash finish under a stone tiled roof.

The property offers spacious and versatile accommodation with some views across the town to the Purbeck Hills from.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

Property Reference HIG1753

Council Tax Band C

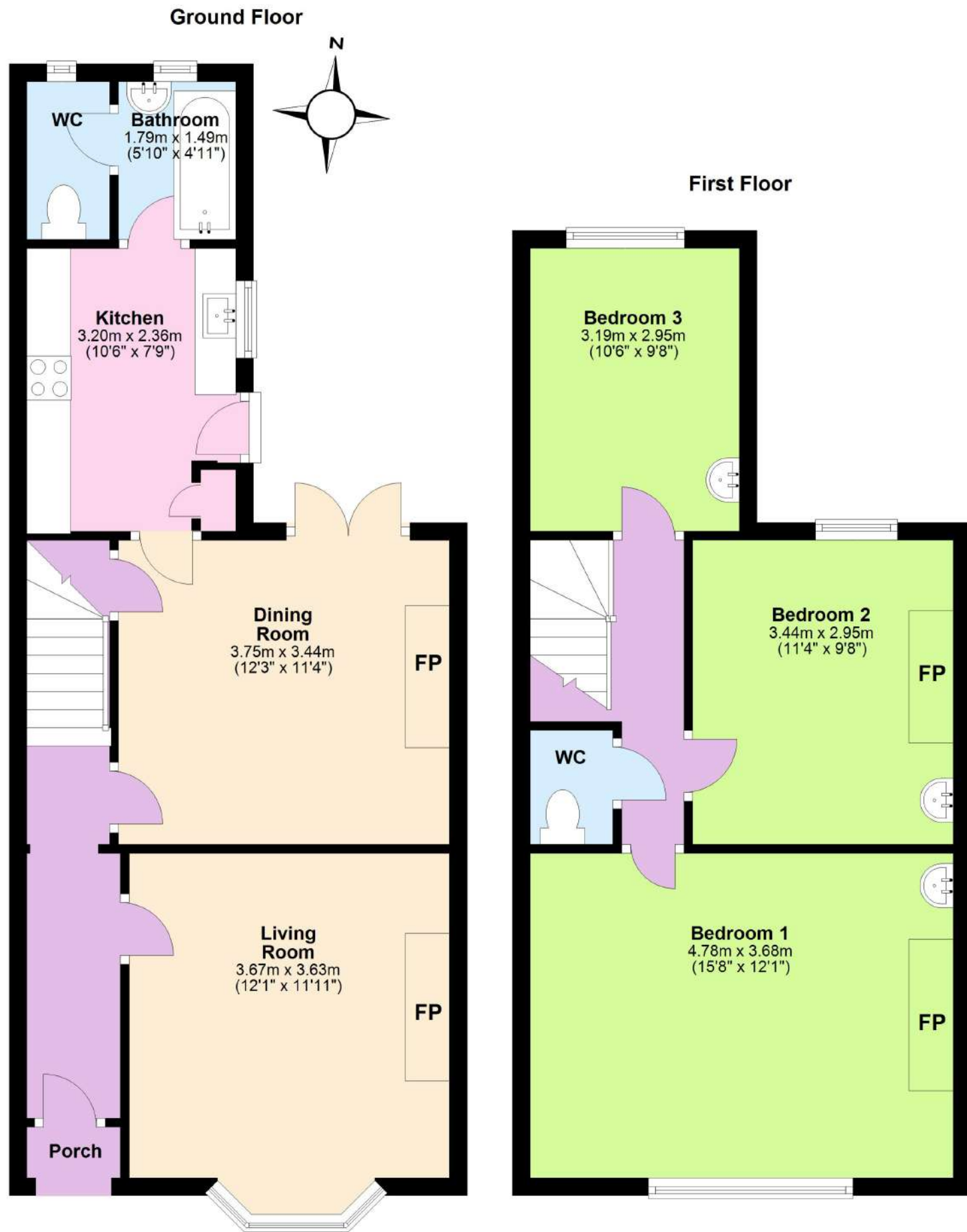


The entrance hall leads to two good sized reception rooms. The living room is situated to the front of the property and has a feature Victorian style fireplace. Beyond the dining room, with attractive fireplace, leads through to the kitchen fitted with a range of contemporary units and contrasting worktops and gives access to the rear garden. There is also a ground floor bathroom and seperate cloakroom.

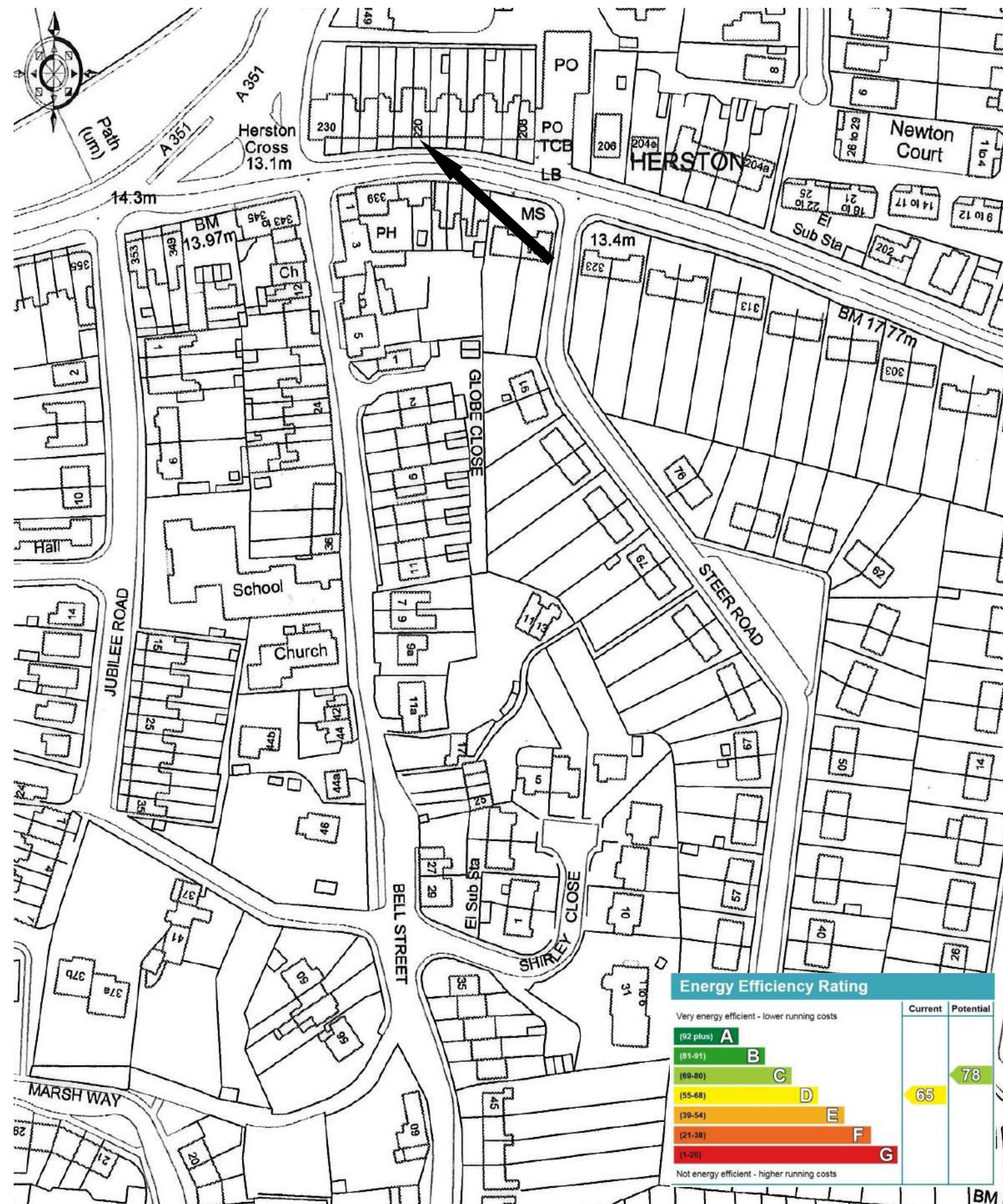
On the first floor there are three good sized double bedrooms, the master spanning the width of the property. Bedrooms two and three have the advantage of views of the Purbeck Hills and bedroom two also features a Victorian style fireplace. A small WC completes the accommodation on this level.

To the front the small garden is mostly laid to lawned a Purbeck stone paved pathway. The fully enclosed rear garden is paved and has a timber garden shed. There is also pedestrian access to a rear service lane.

All viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 2PQ**.



Total Floor Area Approx. 92m<sup>2</sup> (990 sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	78
(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.

