

8 LIGHTHOUSE ROAD, SWANAGE £650,000 This attractive three bedroom chalet bungalow, which is approached through a private driveway, stands in a semi-rural position just off Lighthouse Road, close to Durlston Country Park and approximately half a mile from the town centre. It is thought to have been built during the 1930s but has, however, been renovated and extended in more recent times. The building is of traditional cavity construction with external elevations of cement render under a pitched roof covered with tiles.

8 Lighthouse Road offers spacious accommodation with two reception rooms, study suitable for home-working, good sized South facing garden, a detached garage and carport.

Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, 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 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**. The post code for the property is **BH19 2JJ**.





The spacious dual aspect sitting room, the first of two large reception rooms, welcomes you to the property. The inner hall leads to the generous South and West facing living room which has ample space for a dining table and seating area, and has casement double doors open to the South facing garden. The kitchen is fitted with a range of light units, contrasting worktops and integrated gas hob and electric oven under; a utility room, leads off.

There are two double bedrooms on the ground floor plus a study which is ideal for home-working or as an occasional bedroom. Leading off the study is a shower room; the family bathroom is fitted with a white suite including bath with shower over. Bedroom one is on the first floor, has a triple aspect with a feature apex window and completes the accommodation.

Outside, the private driveway, leads to the detached garage and carport. The front garden has raised flower beds and pathway to the attractive South facing rear garden which has two paved patios, lawned area surrounded by shrubs, trees and flower borders.

Property Ref: LIG1782 Council Tax Band E

Total Approximate Floor Area 108m² (1,163 sq ft)



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.



8 Lighthouse Road, Swanage, Dorset, BH19 2JJ Humberstone House 16 SOUTHCLIFF ROAD Down End Phoenix Little Down End WEST DURLSTON LANE Southover 27 SUNNYDALE ROAD SUNNYDALE ROAD L L 11 Pp Ho Arcum Ripe Woody Hollow 0 Holly Oak Tanglewood 3 Farndreg The Cottage Hayes SOUTH OSMAY ROAD Gundog Manor 15 Knole DURLSTON ROAD 0 Wind-ward 16 22 23 Garth Juniper Cottage CLOSE BOUNDARY Touchstone Swains Wyck Harbour St Bride Solent House SOLENT ROAD

