



**49 RABLING ROAD, SWANAGE**

**£695,000 BEST OFFERS BY 12 NOON, FRIDAY, 26 JANUARY 2024**



**49 Rabling Road** is a fine detached family residence located in a sought after residential area approximately one third of a mile from the town centre and Bue Flag beach.

Amongst the many fine features the property offers is the design of the ground floor accommodation which is arranged to give a particular focus on natural light, with dual aspects to the generously proportioned living room and kitchen/dining room and the house commands good southerly views from the bedrooms over surrounding properties to downlands in the distance. It has good energy efficiency having been fitted with high quality double glazed windows and doors and has the benefit of solar panels assisted power supply.

Swanage lies at the south-eastern tip of the Isle of Purbeck. The town offers historic buildings and Victorian Pier, museums, the famous Swanage Steam Railway, Durlston Country Park and Nature Reserve. Much of the surrounding area is owned by the National Trust and is classified as being an Area of Outstanding Natural Beauty. The market town of Wareham is some 9 miles distant and has main line rail links to London Waterloo (some 2.5 hours). The popular conurbations of Poole and Bournemouth and the exclusive Sandbanks peninsula are also within easy reach via the Sandbanks toll ferry.



The entrance hall is central to the accommodation and provides access to the generously sized living room which spans the depth of the property and is dual aspect. The kitchen/dining room also spans the full depth and is particularly light with dual aspects and door to the front garden. It is currently fitted with a range of wooden units with ample scope to design and add further units to create a bigger kitchen if required. The utility room gives access to the side and rear garden and the cloakroom completes the accommodation on this level.

There are three double bedrooms on the first floor. At the front of the property, Bedrooms 1 and 2 enjoy good southerly views over surrounding properties to downlands in the distance. Bedroom 3 is at the rear of the house and overlooks the garden. There is a family bathroom serving the bedrooms on this floor.

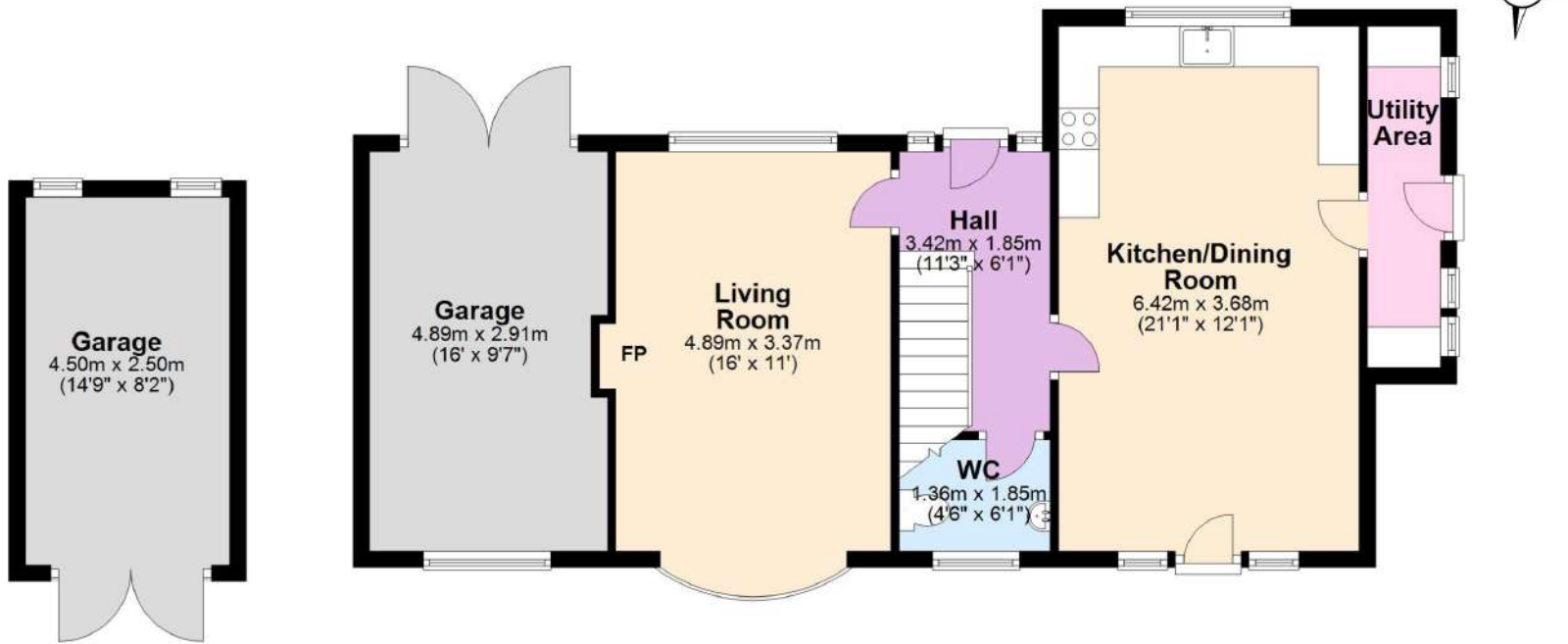
It stands on a good sized plot and has grounds which surround the property. To the front, the garden is lawned and bound by mature shrubs and trees. The driveway leads to an attached garage.

The South facing rear garden is secluded and bound by a mix of mature shrubs and trees. It is mostly lawned and has a paved patio. There is a single pre-cast concrete garage, which is in poor condition, and approached by a rear service road.

Property Ref: RAB1792

Council Tax Band F

## Ground Floor



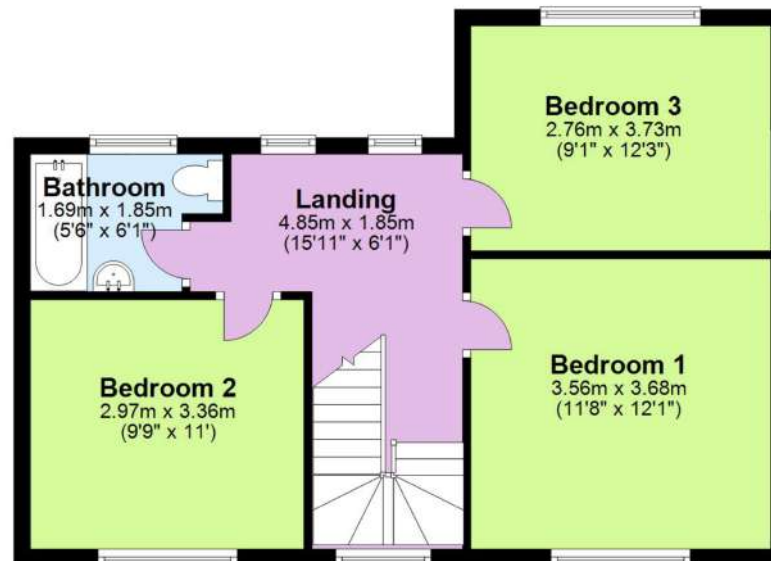
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Approximate Habitable Floor Area 101 m<sup>2</sup> (1,087 sq ft)



Scan to view Video Tour

## First Floor



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.



# 49 Rabling Road, Swanage, Dorset, BH19 1EG

