



3 ELDON TERRACE, SWANAGE
£495,000

This immaculately presented substantial Grade II listed mid-terrace cottage is situated in a small residential cul-de-sac approx 200 metres from Swanage sea front.

The cottage has been extended and renovated to a good standard using high quality materials resulting in an exceptionally fine home. It was built during the 19th Century and is constructed of natural Purbeck stone. The size of the accommodation belies the interior and it has retained many character features whilst offering an easy modern living style. It also has the advantage of an enclosed South facing rear courtyard garden.

NB The furniture can be purchased by separate negotiation.

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. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Property Reference: ELD1846

Council Tax Band C



The entrance hall welcomes you to the cottage and leads through to the generously sized open plan living/ dining room. The kitchen has been fitted with a superior range of units, stone worktops and integrated appliances including a 5 burner gas range cooker and dishwasher, with access to the garden South facing rear courtyard garden. A utility room and separate WC complete the accommodation on this level.

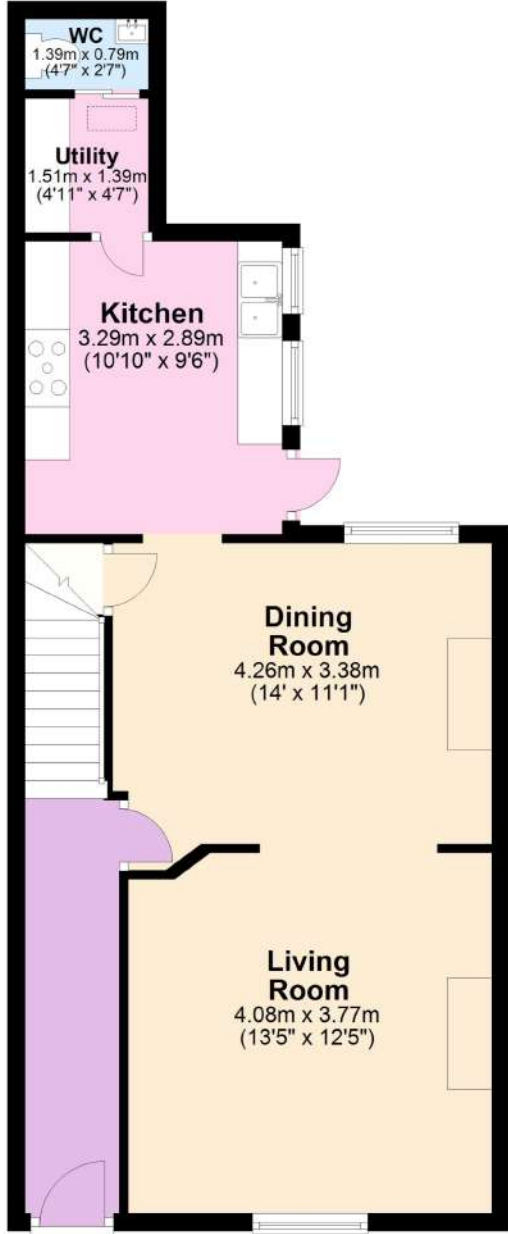
The first floor has a spacious landing and leads to two generously sized double bedrooms. The substantial family bathroom is fitted with a modern elegant white suite, oval bath and large open walk-in shower.

The master bedroom is a good sized double on the second floor with beamed ceilings and two south facing velux windows.

The south facing courtyard garden is at the rear of the property and provides a private and secluded space screened by Purbeck stone walling.

A viewing is highly recommended to appreciate this property. All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens, 01929 422284. Postcode BH19 1HA.**

Ground Floor

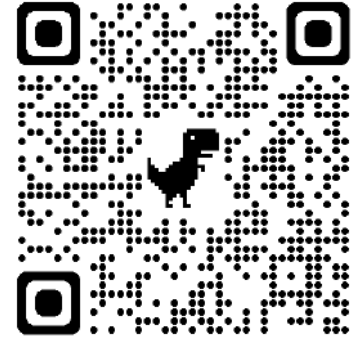


Total Approximate Floor Area 121m² (1,302 sq ft)

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Scan to View Video Tour

Second Floor





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