



**BISHOPS CORNER, 54 KINGS ROAD WEST, SWANAGE**  
Guide £600,000

This substantial detached property is currently arranged as a ground and first floor maisonette and a second floor flat each with their own personal entrances. Bishops Corner is conveniently situated opposite the Parish Church and is some 500 metres level distance from the town centre and Swanage Beach. The property is thought to have been built around the turn of the 20<sup>th</sup> Century and is of traditional cavity construction with external elevations of part brick, the remainder being stone under a conventional pitched roof covered with clay tiles.

The property benefits from spacious and versatile accommodation with some views of the Purbeck Hills from the rear and offers great potential either as a large family home, a home with income or further development.

Bishops Corner is offered for sale by tender (unless sold previously) and interested applicants are requested to submit their best bids clearly marked tender for **Bishops Corner, Kings Road, West, Swanage** by no later than **12 Noon on Friday 8 March 2024**. The sellers reserve the right not to accept the highest or indeed any offer.

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.



The maisonette offers extremely spacious accommodation with high ceilings. There are two reception rooms on the ground floor, both at the front of the property and with Purbeck stone fireplaces. The hall leads through to the breakfast room with kitchen area leading off. There is also a double bedroom with fitted wardrobes and a shower room on this level.

On the first floor there are three good sized double bedrooms, bedroom one and two are at the front and enjoy southerly views across the town. A second kitchen, which could be converted into an additional bathroom, and separate WC completes the accommodation.

An external staircase leads to the second floor flat which comprises a good sized living room, kitchen/breakfast room, two bedrooms and a bathroom.

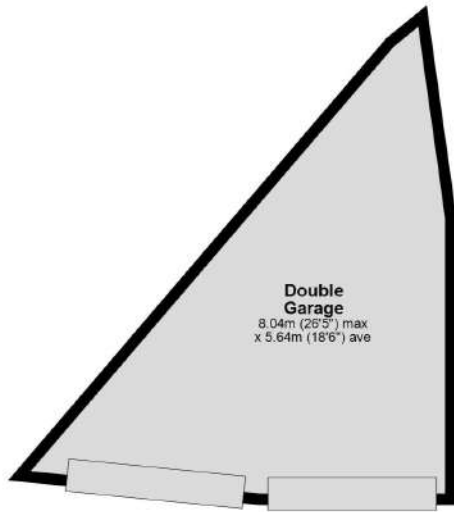
Outside, the front garden is mostly laid to lawn with mature shrubs and a Purbeck stone paved pathway. At the rear there is a concrete paved driveway leading to detached double garage and providing parking for several vehicles.

**VIEWING** By appointment only please through Corbens, 01929 422284. Please note the post code is **BH19 1HR**.

Property Ref KIN1865

Council Tax - Band D & Band B

**Ground Floor**



Maisonette - Total Floor Area Approx. 167m<sup>2</sup> (1,798 sq ft)  
 Second Floor Flat - Total Floor Area Approx. 79m<sup>2</sup> (850 sq ft)



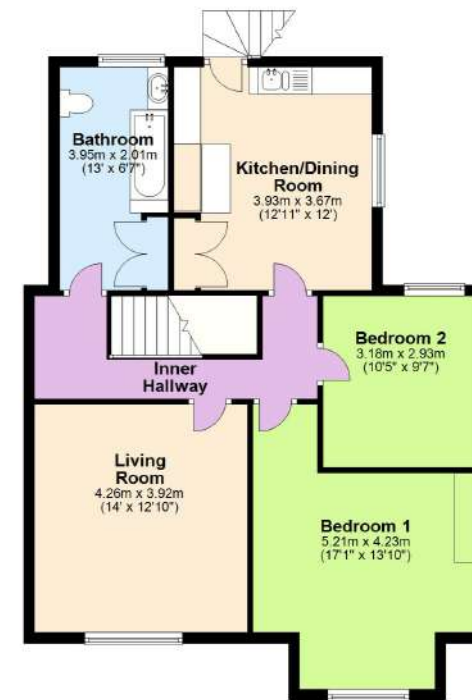
**Maisonette**



**Second Floor Flat**



**Second 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.



Bishops Corner, 54 Kings Road West, Swanage, Dorset, BH19 1HR

