



1a RABLING LANE, SWANAGE
£625,000

This newly constructed detached bungalow is well situated in a fine residential position approximately one third of a mile from the town centre and beach. It was built in 2023 to the current owners personal specification by a reputable local contractor and is of traditional cavity construction with cement rendered elevations under a conventional pitched roof covered with slate.

1a Rabling Lane offers spacious, open plan living accommodation and is eminently suitable for holiday letting or as a retirement property. It also has the considerable benefit of underfloor heating throughout, an easily maintained garden, parking for 2 vehicles and a good sized garden room ideal as a home office or studio.

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.

VIEWING By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 1EQ**.



You are welcomed to this modern bungalow by the spacious, open-plan living/ dining room/ kitchen. Casement double doors open from the living area to the enclosed garden blending inside/outside living. The kitchen area is fitted with a range of light units, worktops and integrated appliances including electric oven and hob. The inner hall with utility cupboard including washing machine leads through to the bedrooms.

There are two double bedrooms both at the rear of the property, facing West. The master bedroom is particularly spacious and is fitted with a range of wardrobes. The stylish modern shower room is fitted with a large walk-in shower and completes the accommodation.

Outside, there is an easily maintained, enclosed South facing garden which is mostly paved with small lawned section and good sized garden room, which would make an ideal home office or studio, if required. At the front there is off-road parking for 2 vehicles.

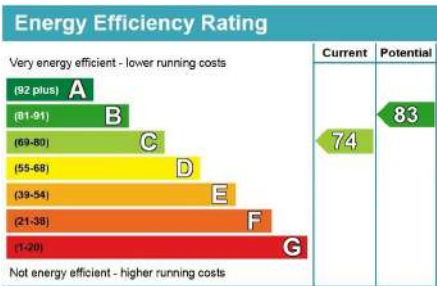
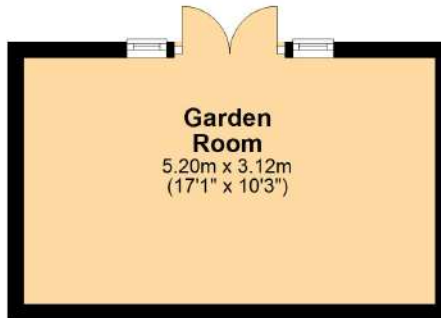
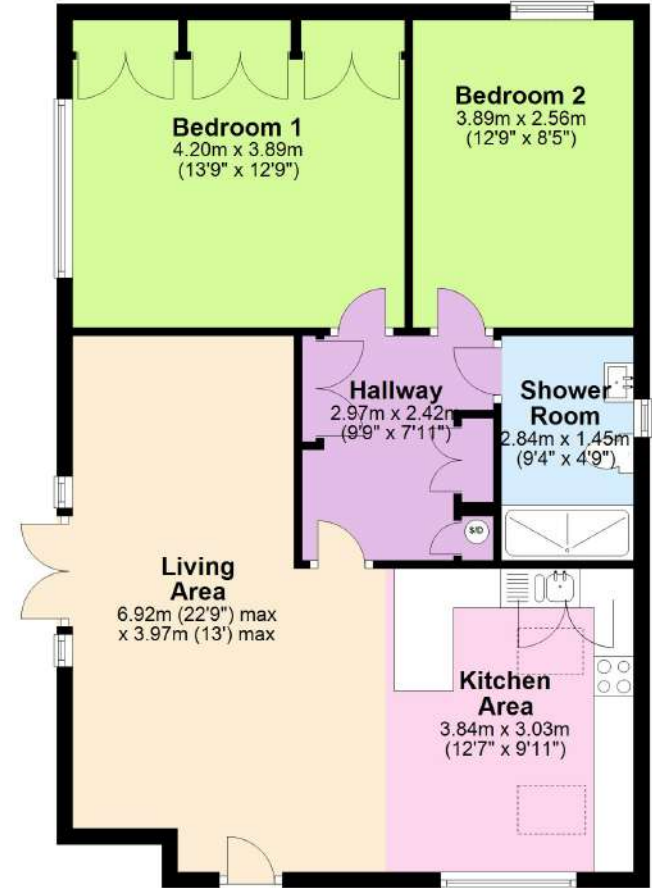
SERVICES Mains water, drainage and electricity. Air source heat pump. Fire suppress system.

Property Ref RAB1892

Council Tax Band TBA



Ground Floor



Scan to View Video Tour

Total Floor Area
Approx. 73m² (786 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.



Swanage Beach Nearby

1a Rabling Lane, Swanage Dorset, BH19 1EQ

