



PUFFINS NEST, 23 PRINCESS ROAD, SWANAGE

£525,000

This immaculately presented detached family home stands in a popular residential position within easy reach of the town centre and sandy Blue Flag and Seaside Award beach.

Puffins Nest is well presented throughout resulting in an exceptionally fine family home. The property offers a delightful easy living style with light and spacious accommodation. It is thought to have been built during the 1930s of traditional cavity construction with external elevations of brick under a tiled roof.

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. Swanage has an active shopping centre, with branches of a number of multiple stores. To the south is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Property Ref PRI1901

Council Tax Band C



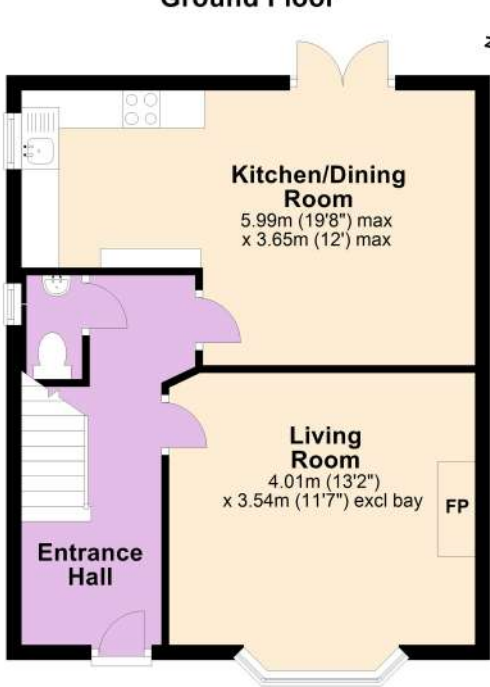
The light and airy entrance hall welcomes you to this family home. Leading off is an attractive and spacious living room with West facing bay window and fireplace with polished stone surround. The open plan kitchen/dining will be the family centrepiece, with kitchen units fitted with a mix of dark and light units, contrasting worktops and spaces for freestanding appliances. Double glazed doors open to the paved garden harmoniously blending indoor/outdoor living providing the perfect entertaining space.

On the first floor there are two spacious double bedrooms, one with distant views of the Purbeck Hills and both with fitted wardrobes. A further bedroom and bath/shower room completes the accommodation.

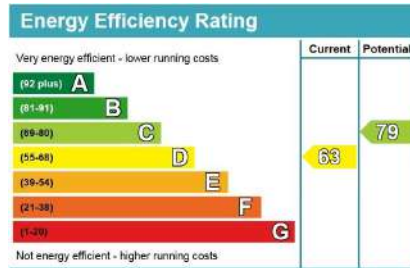
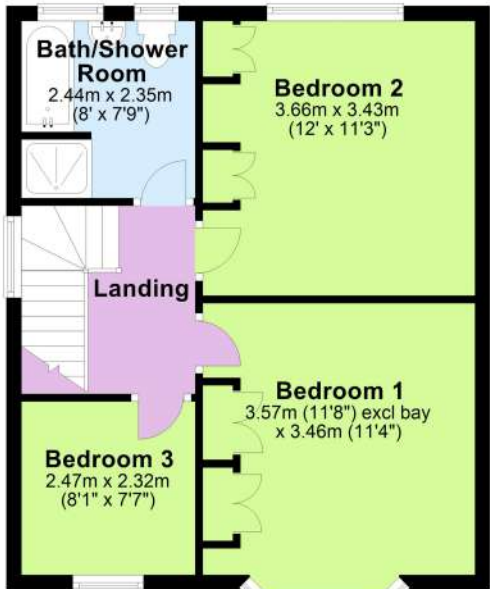
There is a small front garden with gated access to the attractive and easily maintained rear garden, which is screened by flower/shrub beds and fencing continuing to reflect the overall style of the property. There is pedestrian access via a rear service lane.

Viewing is strictly by appointment through the Sole Agents, **Corbens**, 01929 422284.

Ground Floor



First Floor



Scan to View Video Tour



Total Floor Area Approx. 87m² (936 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.

