



76 PRIESTS ROAD, SWANAGE  
£595,000



This well presented detached house is located approximately three quarters of a mile to the West of the town and enjoys panoramic views over the town to the Purbeck Hills, Ballard Down and Swanage Bay. The property stands on a good sized elevated plot and offers generously sized family accommodation. It has the benefit of an easily maintained rear garden and is within easy reach of local convenience store and open country.

It is thought to have been constructed during the 1930s of brick, externally cement rendered under a conventional pitched roof covered with tiles. Originally a one storey building, a first floor has been added in recent years creating a superb en-suite master bedroom, with 2 further bedrooms and bathroom.

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.

Viewings are strictly by appointment through the Sole Agents, Corbens, 01929 422284. The postcode for SATNAV is **BH19 2RP**.

Property Ref: PRI1907

Council Tax Band D

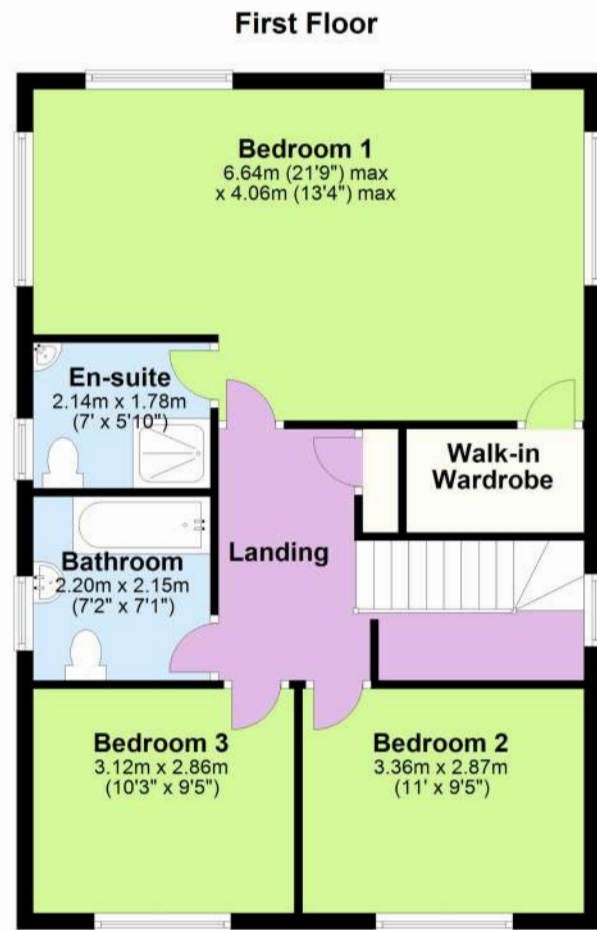
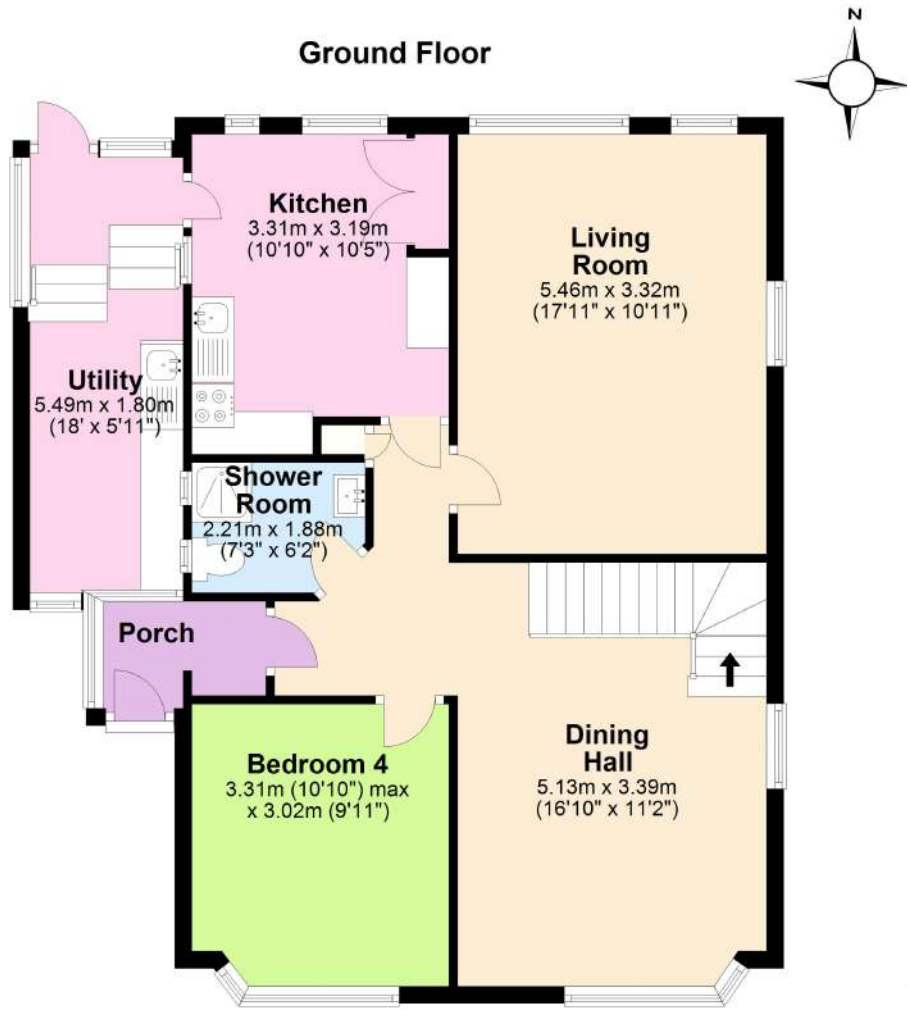


The entrance hall is central to the accommodation and welcomes you to this family home. The dual aspect living room is at the rear of the property and enjoys views over the town to the Purbeck Hills, Ballard Down and Swanage Bay. The South facing dining hall is at the front and the first floor is accessed from this area. The kitchen, at the rear, is fitted with a range of stylish units and the utility room to the side is fitted with complimentary units and has spaces for washing machine and other freestanding appliances. A bedroom and shower room complete the accommodation on the ground floor.

On the first floor, there is a superb triple aspect master bedroom with panoramic views of the Purbeck Hills, Ballard Down and Swanage Bay. It has the benefit of a modern en-suite shower room and walk-in wardrobe. (Electrics are in place, as an option, to divide this room, providing 4 double bedrooms to the first floor). There are 2 further South facing double bedrooms at the front of the house and a family bathroom.

Outside, the front garden is lawned with shrub beds and there is a tarmac driveway with parking for one vehicle. The easily maintained garden at the rear comprises a large paved area to enjoy the views surrounded by shrubs and wooden fencing. There is a wide side pedestrian access from front to rear garden. Pedestrian access through gate in back fence, enable extra convenient on-street parking on Newton Rise. There are two large rooms below the building with access by an external door. There is also a separate large built-in storage cupboard, under the building.





Total Floor Area  
Approx. 138m<sup>2</sup> (1,485 sq ft)



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