



**28 KINGS ROAD EAST, SWANAGE**  
**£355,000**

This period semi-detached cottage is well located in the centre of Swanage, close to the main shopping thoroughfare and sea front. Whilst in need of updating throughout, it has a good sized kitchen/dining room, 3 bedrooms and an enclosed South facing garden. There is a parking space at the front of the property.

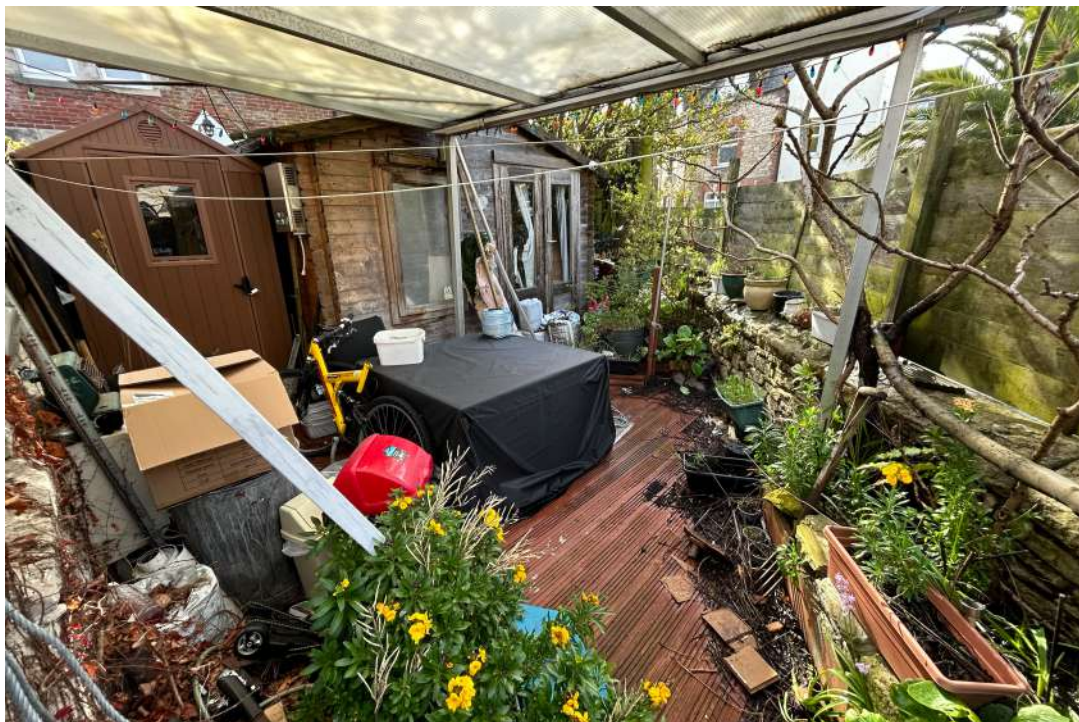
It was built, we would assess, in the late 1800s and is constructed of natural Purbeck stone under a clay tiled roof.

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. 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 1ES**.

Property Ref KIN1929

Council Tax Band C



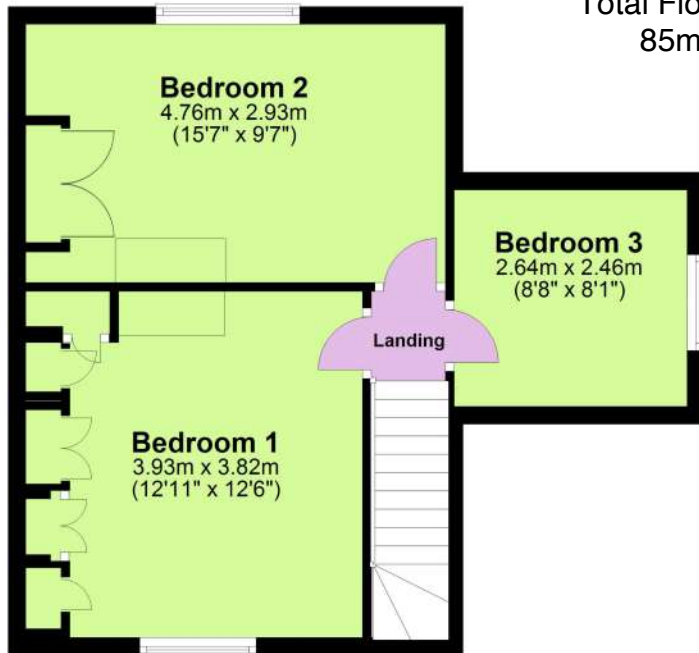
The entrance hall has a large walk-in cupboard, which houses the gas fired combination boiler. Leading off at the front is a good sized Living Room with South West aspect and has a fireplace with wooden surround and fitted gas fire. Access to the first floor is from this room. At the rear of the cottage is the spacious kitchen/dining room which is fitted with a range of units including an integrated gas hob and electric oven. The bathroom, fitted with panelled bath, WC and wash basin with vanity cupboard under, completes the accommodation on the ground floor.

There are three bedrooms on the first floor. The principal bedroom is at the front enjoying a South West aspect and has a fireplace (currently blocked) and a range of fitted wardrobes, with high level storage cupboards over. Bedroom 2, also a double, is at the rear of the cottage and has a fireplace with wooden surround (currently blocked). Access to the loft space is from this room. Bedroom 3, is a single bedroom with a South East aspect.

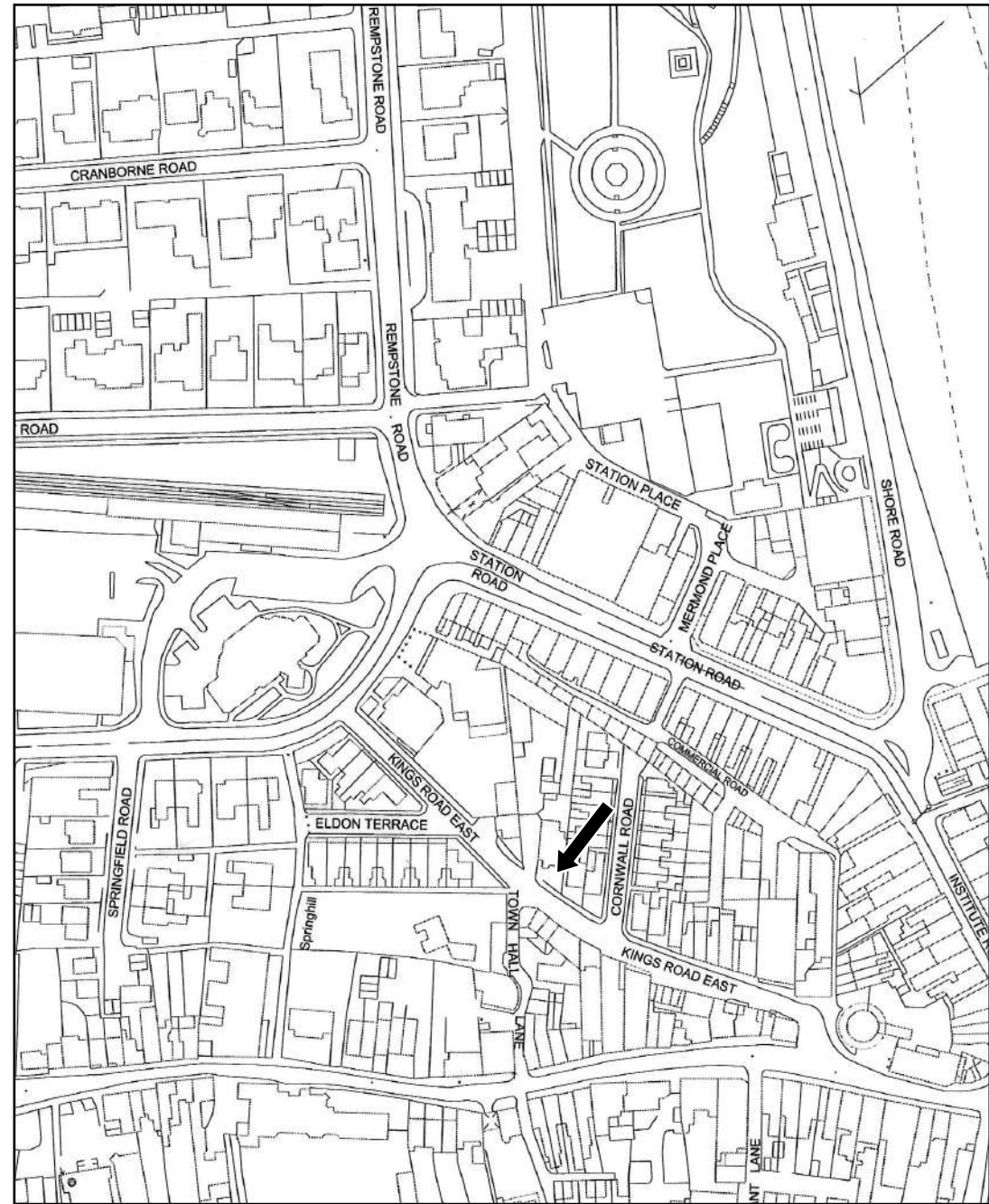
Outside, the South facing garden is screened by fencing with raised timber deck, flower borders and a timber garden shed. There is a parking space immediately outside the cottage.



### First Floor



Total Floor Area Approx.  
85m<sup>2</sup> (915 sq ft)



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.

