



GLENILEX, 6 SUNNYDALE ROAD, SWANAGE
Guide £865,000

This substantial detached bungalow is situated on an un-made cul-de-sac near the southern outskirts of Swanage, approximately half a mile from the town centre and within 500 metres of Durlston Country Park. It is thought to have been built during the 1920s and is of traditional cavity construction having a brick plinth, the upper elevations being cement rendered under a conventional pitched roof covered with concrete tiles.

Glenilex offers spacious well planned accommodation with pleasant southerly views over lightly wooded grounds. It also has considerable scope to convert the large attic space into further accommodation, subject to consent.

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.

All viewings are strictly by appointment through the Sole Agents, **Corbens**, **01929 422284**. The postcode for this property is **BH19 2JA**.



The spacious entrance hall with feature fireplace welcomes you to Glenilex. Leading off, the large living room is dual aspect with two bay windows and attractive fireplace. The dining room is a good sized, dual aspect second reception room with South facing bay window. Beyond, the separate kitchen is fitted with a range of wooden units, light worktops and integrated electric oven and gas hob and a recessed cupboard.

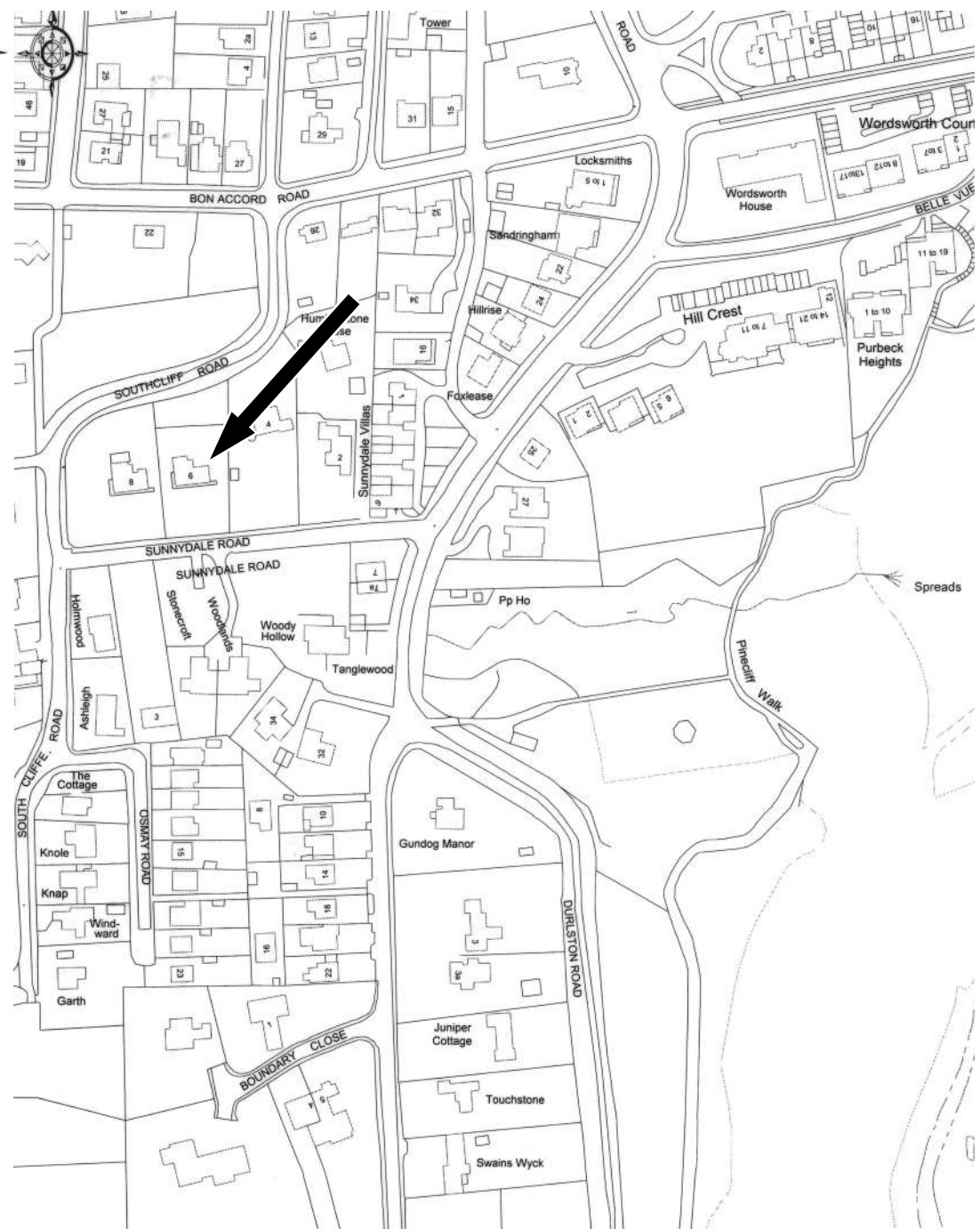
The principal bedroom is a particularly spacious room with an attractive fireplace and fitted wardrobes. Bedroom two is also a good sized double with a feature fireplace and fitted wardrobes. Bedroom three is a good single and has an intercommunicating door with bedroom one and a staircase leading to the attic. Bedroom four is a single room which would make an ideal nursery or home office. The shower room with corner shower and separate WC completes the accommodation.

Outside, there is a large garden which surrounds the property and is mostly laid to lawn with mature shrubs, trees and a timber garden shed. There is also an outside WC and a detached utility room.

Property Ref SUN1939

Council Tax Band F

Ground Floor



Total Floor Area Approx. 107m² (1,152 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			



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