Corbens
Est 1896

22 VICTORIA AVENUE, SWANAGE
£795,000

This superior substantial detached house is situated in an excellent level residential location approximately 300 metres from the seafront and town centre. Presented to a high standard throughout, the current owners have renovated the house using highly regarded local builders Harrison & Wilson. The ground floor accommodation has been arranged to offer spacious living and is decorated with a neutral decor to maximise the light and spatial feeling. With five generously sized en-suite double bedrooms, it offers an excellent opportunity to be a family home with income if desired, either as a B&B or holiday letting; prior to the current ownership, the property was let as a B&B. Bedroom 5 on the ground floor could be let as an independent suite as there is a separate rear access to the property. The garden at the rear is paved and easily maintained with ample parking for several vehicles, in addition to the detached garage.

The house is thought to have been constructed during the 1930s with cement rendered external elevations with partial cladding to the front and rear under a plain tiled roof.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast. The market town of Wareham is some 9 miles distant, with main line rail link to London Waterloo (2.5 hours).

Viewing is highly recommended to appreciate the spacious accommodation and generously sized rooms, strictly by appointment only through Sole Agents **Corbens, 01929 422284**. No forward chain. Postcode **BH19 1AP**.
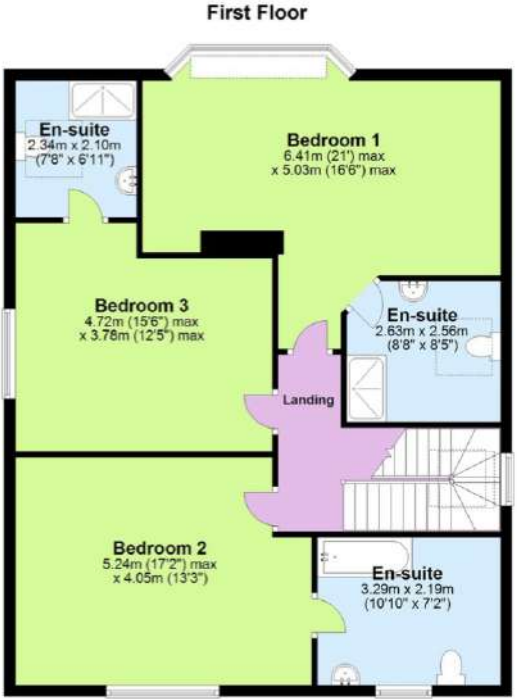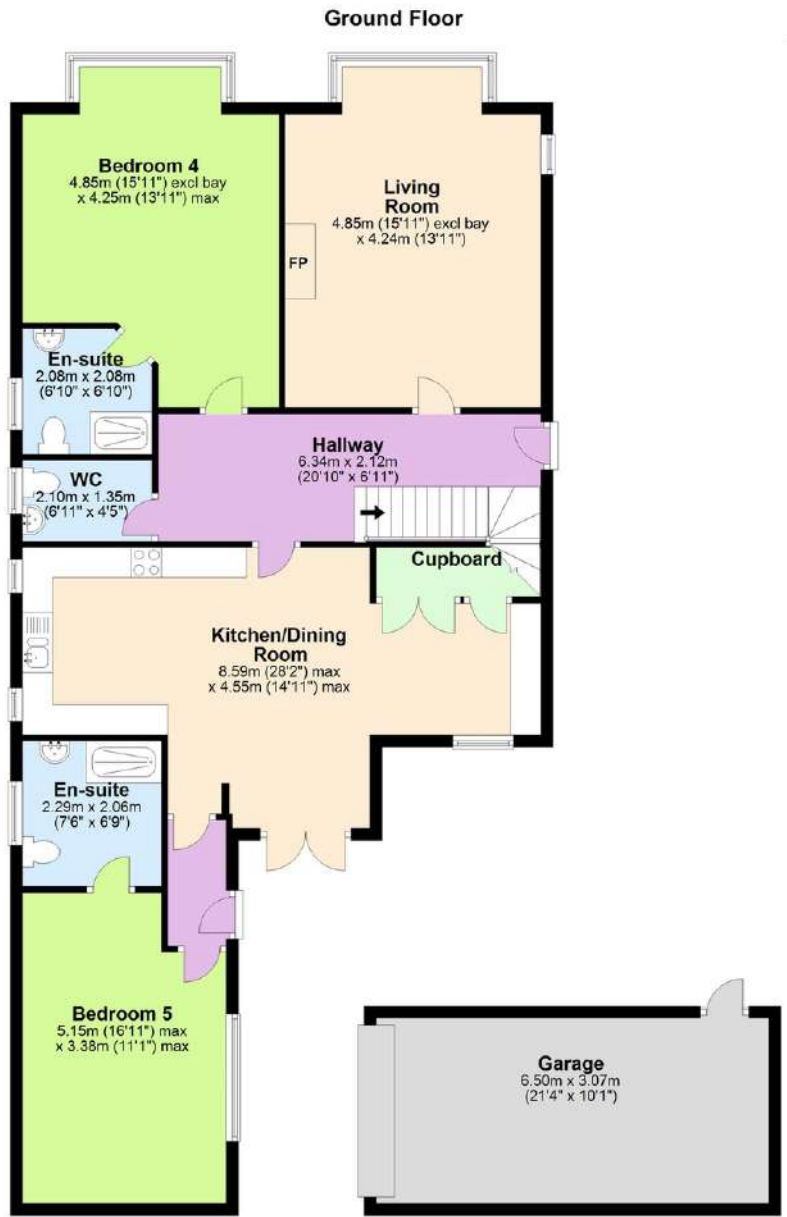

You are welcomed to this family home by the entrance hall which is central to the accomodation. The dual aspect living room enjoys South and West aspects with feature brick fireplace fitted with a gas fired wood burning stove. The generously sized open plan kitchen/dining room spans the width of the property and is fitted with an extensive range of quality cream units with integrated appliances, large storage cupboard and has ample dining space. Double doors lead to the rear garden harmoniously blending the indoor/ outdoor living space. Bedrooms 4 and 5, both en-suite, together with cloakroom completes the ground floor accommodation. Bedroom 4 is at the front with a pleasant Southerly aspect and it would be possible for Bedroom 5, located at the rear, to be let as an independent suite as there is a separate rear access to the property.

On the first floor, the generously sized principal en-suite bedroom is at the front of the property and has a bay window to enjoy the southerly aspect. Bedroom 2 is a large double and is at the rear with the benefit of an en-suite bathroom. Bedroom 3 is West facing with an en-suite shower room.

To the front of the property, the garden is mostly lawned with flower and shrub borders. The easily maintained rear garden is mostly paved and bound by fencing and has the benefit of gated access to the parking area with ample space for several vehicles and a detached garage which is approached by a rear service lane.

Property Ref: VIC1943   Council Tax Band F

Ground Floor

Bedroom 4
4.85m (15'11") excl bay
x 4.25m (13'11") max

Living Room
4.85m (15'11") excl bay
x 4.24m (13'11")

FP

En-suite
2.08m x 2.08m
(6'10" x 6'10")

WC
2.10m x 1.35m
(6'11" x 4'5")

Hallway
6.34m x 2.12m
(20'10" x 6'11")

Cupboard

Kitchen/Dining Room
8.59m (28'2") max
x 4.55m (14'11") max

En-suite
2.29m x 2.06m
(7'6" x 6'9")

Bedroom 5
5.15m (16'11") max
x 3.38m (11'1") max

Garage
6.50m x 3.07m
(21'4" x 10'1")

N

First Floor

En-suite
2.34m x 2.10m
(7'8" x 6'11")

Bedroom 1
6.41m (21') max
x 5.03m (16'6") max

Bedroom 3
4.72m (15'6") max
x 3.76m (12'5") max

En-suite
2.63m x 2.56m
(8'8" x 8'5")

Landing

Bedroom 2
5.24m (17'2") max
x 4.05m (13'3")

En-suite
3.29m x 2.19m
(10'10" x 7'2")

Total Approximate Floor Area
209m^2 (2,250 sq ft)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		