



12 LEESON CLOSE, SWANAGE
£385,000

This modern semi-detached house is located in a small residential cul-de-sac near the western outskirts of Swanage, approximately one and half miles from the town centre and some 300 metres from open country. It was built during the early 1970s and is of traditional cavity construction with natural Purbeck stone to the front elevation, the remainder being cement rendered, under a pitched roof covered with concrete interlocking tiles.

12 Leeson Close offers well planned family accommodation with good views of the Purbeck Hills and Swanage Bay in the distance and has the considerable advantage of a South facing garden, and a single garage with parking in front.

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 2SR**.

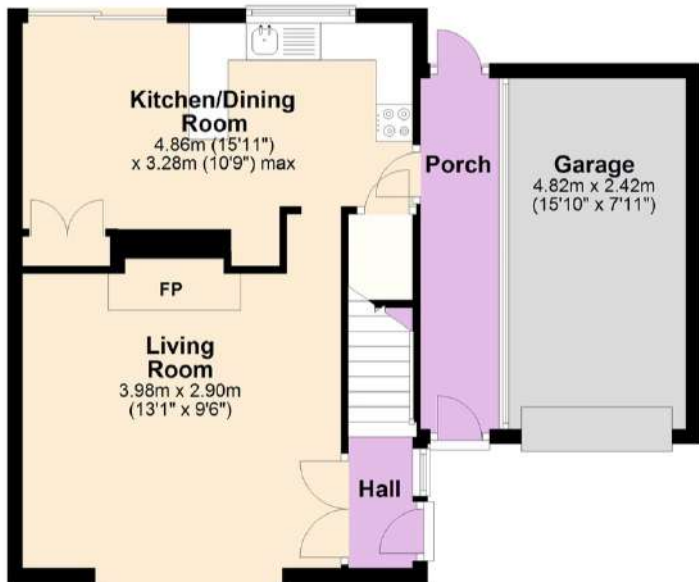


The entrance hall welcomes you to this family home. Leading off, the living room is at the front of the property and has a Purbeck stone fireplace (currently boarded up) and laminate flooring. The open plan kitchen/dining room is at the rear of the house and has double doors leading to the garden. The kitchen area is fitted with a range of modern white gloss units and has space for a freestanding gas cooker and washing machine. There is access to the side porch, in turn giving access to front and rear gardens.

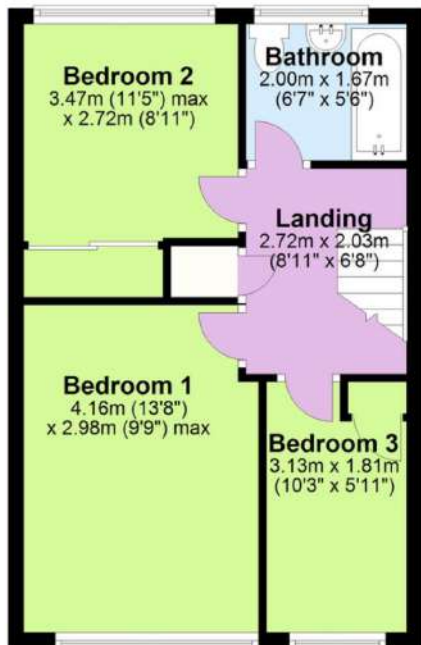
On the first floor there are three bedrooms. Bedroom 1 is particularly spacious and has fine views across the town to Swanage Bay and Ballard Down in the distance. Bedroom 2 is also a good sized double and has fitted wardrobes. This bedroom overlooks the garden at the rear. Bedroom 3 is a single room with similar views to Bedroom 1. A family bathroom completes the accommodation.

Outside, the front garden is laid to lawn with mature shrubs and flower borders. A driveway leads to the attached single garage and provides parking for one vehicle in front. At the rear the South facing garden is mostly laid to lawn with flower borders and a paved patio area.

Ground Floor



First Floor



Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Floor Area Approx. 83m² (893 sq ft)

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