



**89 HIGHER DAYS ROAD, SWANAGE**  
**£369,950**

This modern link detached house is located in a popular residential position near the Western outskirts of Swanage, approximately one and a half miles from the town centre and within 500 metres of open country.

Quietly situated in an elevated position and with access to the Jurassic coastal path close by, the property has good views over the town to the Purbeck Hills and Swanage Bay in the distance. It is well presented with a neutral decor throughout to maximise the spatial feeling and has the advantage of well planned family accommodation.

The property is thought to have been built during the mid 1980s and is of traditional cavity construction, the outer walls being of brick under a concrete interlocking 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. Swanage has an active shopping centre, with branches of a number of multiple stores. To the south is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.



The entrance hall leads through to the good sized South facing living room with ample space for a dining table and chairs. Beyond the kitchen is fitted with a range of modern white units with contrasting worktops, integrated electric hob, oven, dishwasher and freestanding washing machine. Leading off, the small conservatory has double glazed sliding doors leading to the rear garden harmoniously blending the indoor/outdoor living space.

On the first floor there are two double bedrooms. Bedroom 1 is South facing situated at the front of property and has a range of fitted wardrobes. Bedroom 2 is situated at the rear with the benefit of views of the Purbeck Hills to Swanage Bay and Ballard Down in the distance and has a deep wardrobe cupboard. There is also a modern family shower room fitted with large walk-in shower cubicle, pedestal wash hand basin and WC.

To the front of the house, the driveway leads to the attached single garage. the small front garden is mostly lawned with shrub borders. The rear garden is easily maintained and is bound by a mix of stone walling and fencing creating a secure private space and is paved with shrub borders.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. Post Code is **BH19 2LF**.



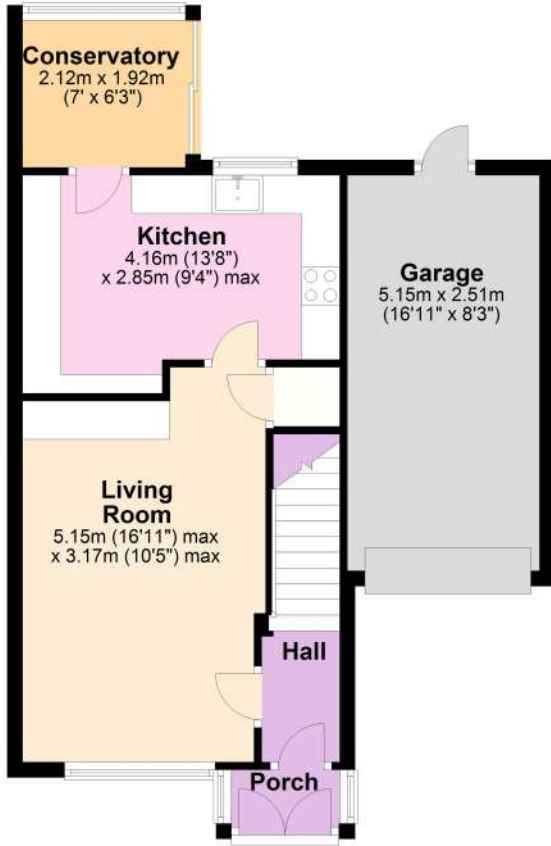
Scan to View  
Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		62	

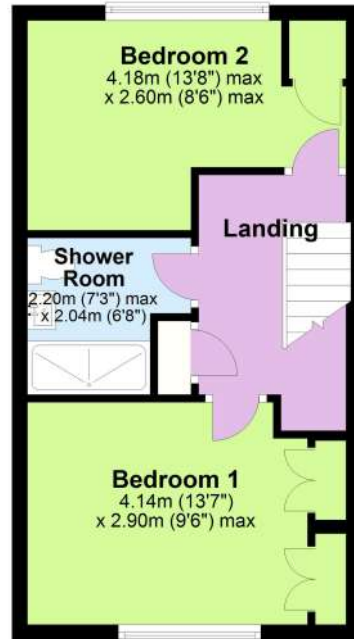
Property Ref: **HIG1966**  
Council Tax Band **C**



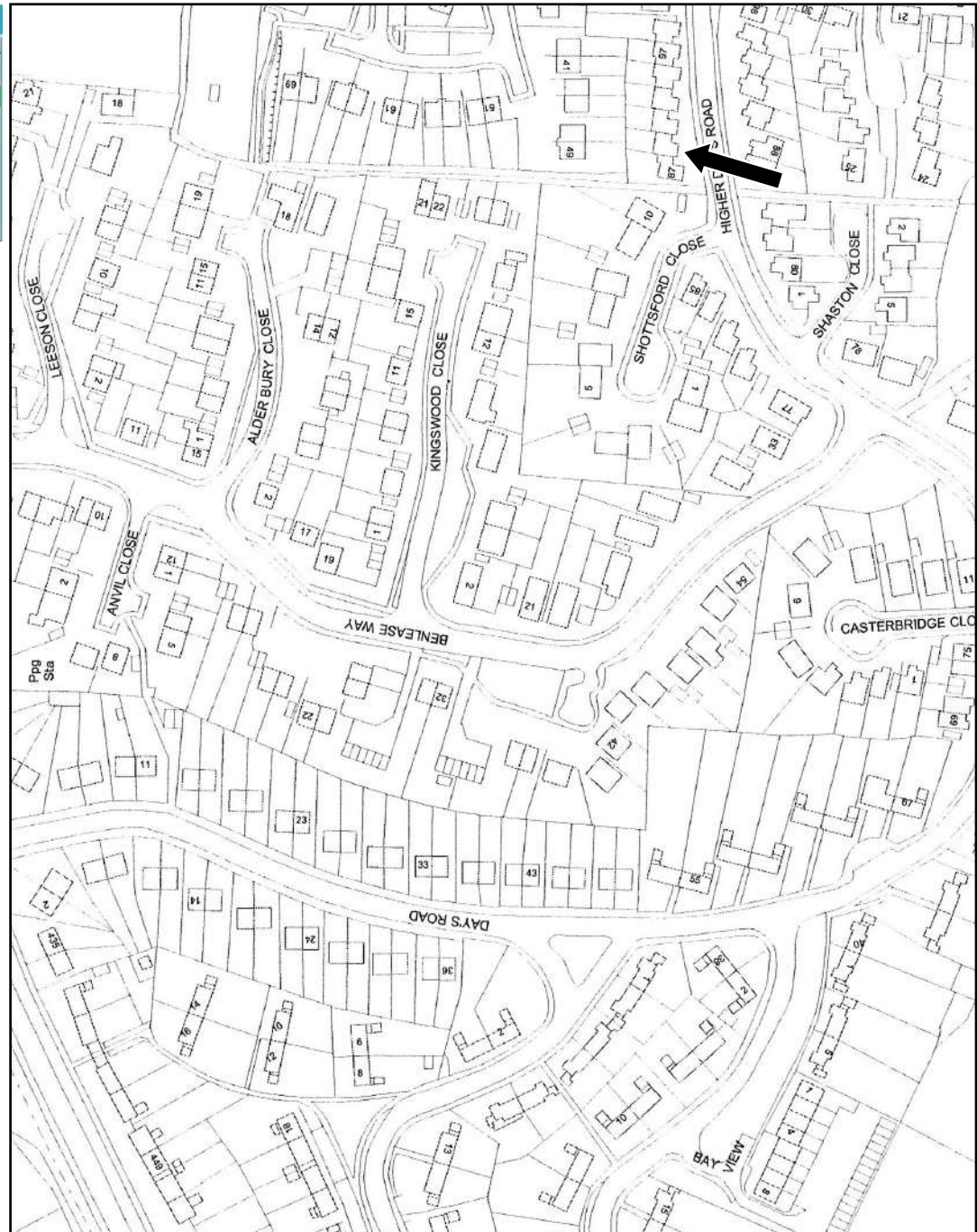
### Ground Floor



### First Floor



Total Floor Area Approx. 64m<sup>2</sup> (689 sq ft)



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