



SUNNYSIDE, 12 HILLVIEW ROAD, SWANAGE
£500,000

This spacious detached bungalow is situated in a quiet 'no through' road three quarters of a mile from the town centre and some 500m from Townsend Nature Reserve. Sunnyside offers well planned, good sized accommodation and has easily maintained gardens with parking for two/three vehicles at the front.

It is thought to have been constructed during the 1980s of Purbeck stone to the front, the remainder being cement rendered with a Tyrolean finish under a concrete tiled roof. There is potential to extend the accommodation by converting the garage, subject to planning 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. Townsend Nature Reserve is close by and is a gateway to the Jurassic Coast World Heritage site, Hillview Road is perfectly located for walkers, dog owners, the dramatic coastline and a haven for a diversity of wildlife.

Property Reference HIL1978

Council Tax Band D



The spacious entrance hall is central to the accommodation and leads to the spacious living room at the rear. This room has a Purbeck stone fireplace and is particularly light with double glazed sliding doors leading to the conservatory, which in turn gives access to the West facing paved rear garden seamlessly blending indoor/outdoor living space. The kitchen/breakfast room overlooks the garden at the rear and is fitted with a range of light units and worktops, breakfast bar, integrated appliances including hob, double oven, plumbing for washing machine or dishwasher and space for freestanding fridge and has access to the garden.

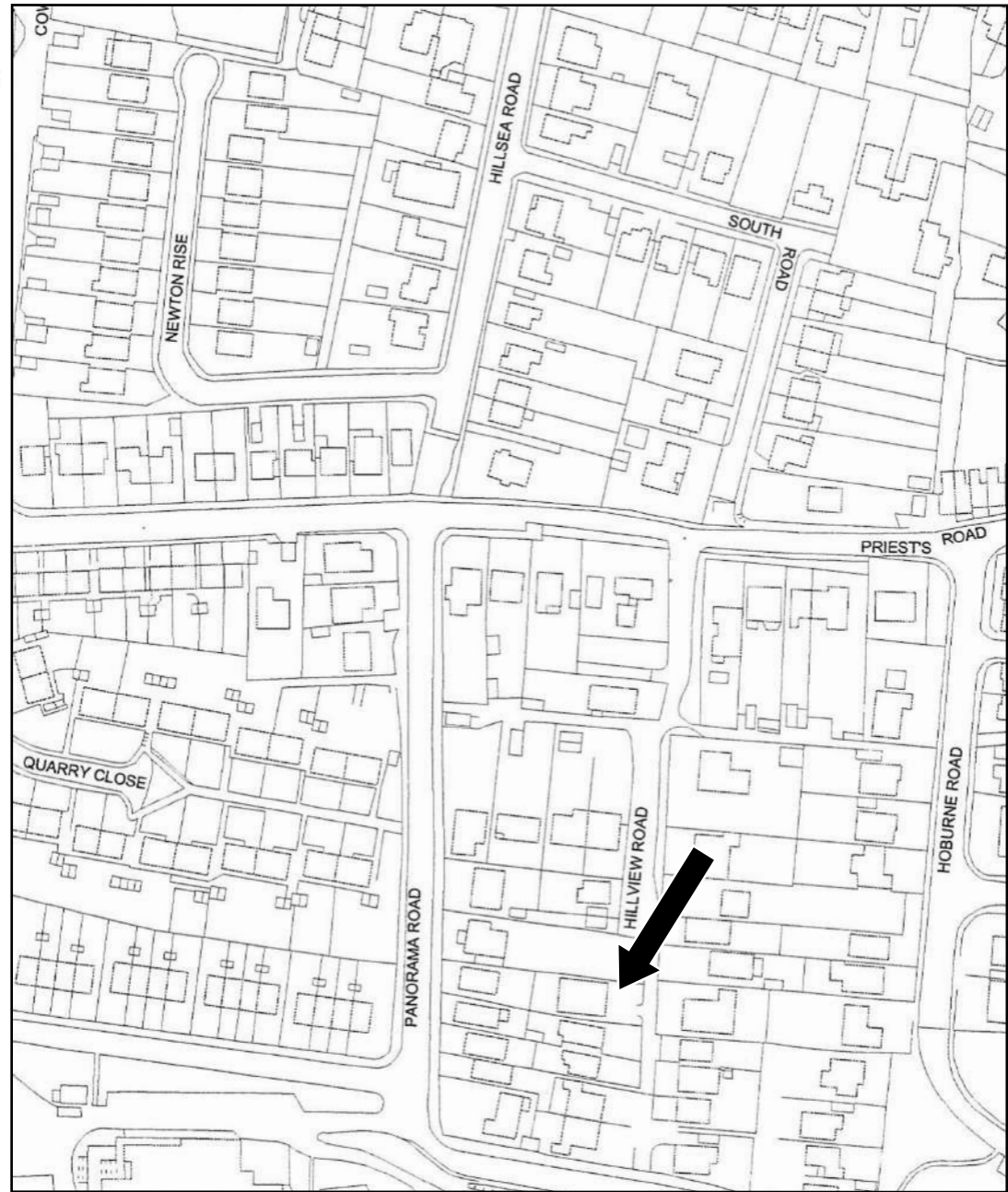
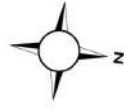
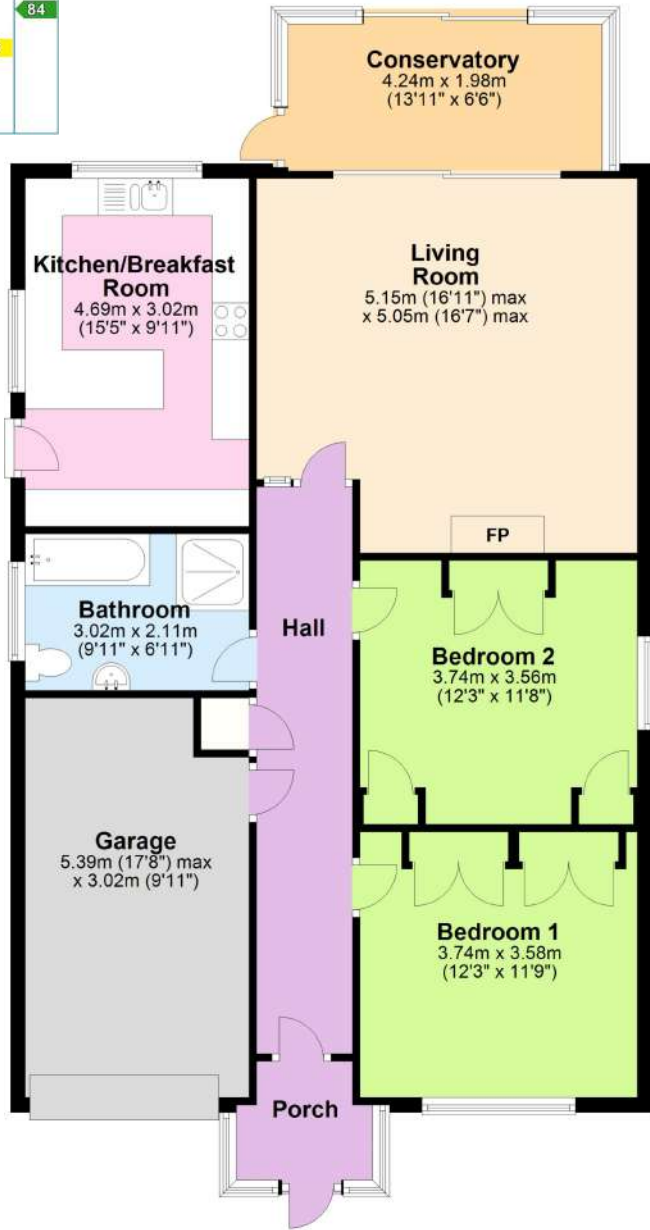
There are two good sized double bedrooms, both with fitted wardrobes. Bedroom 1 is at the front of the property and Bedroom 2 is at the side. The family bathroom completes the accommodation.

Outside, the front garden has shrub borders and a brick paved driveway provides parking for up to 3 vehicles and leads to the integral garage. There is plumbing in the garage for a washing machine. The rear garden is paved and planted with mature shrubs and is bound by a mix of fencing.

A viewing is highly recommended to appreciate this property. All viewings are strictly by appointment only through the **Sole Agents, Corbens, 01929 42284**. Postcode **BH19 2QX**.

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92-100) A | 84 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (49-54) E | |
| (35-48) F | |
| (2-34) G | |
| Not energy efficient - higher running costs | |

Ground Floor



Scan to View Video Tour

Total Floor Area Approx -
82m² (882sq ft)

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The 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.

