



29 SYDENHAM ROAD, SWANAGE
£295,000 Freehold

This semi-detached family house is situated on the western outskirts of Swanage, adjoining farmland at the rear. It is within easy reach of local schools. It is thought to have been constructed during the 1950s of cavity brick under a pitched roof covered with interlocking tiles.

Whilst in need of some updating, 29 Sydenham Road offers good sized family accommodation, with an enclosed garden which surrounds the property. It also has some views of the Purbeck Hills and adjoining farmland at the rear.

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.

NB. There is a local authority covenant on the property which states that the purchaser must have lived and/or worked in the Dorset area for the last 3 years.

PLEASE NOTE. This property is owned by relatives of a Partner of Corbens Estate Agents.



The hall welcomes you to this family home and leads through to the spacious dual aspect living room with stone fire surround and casement doors opening to the rear garden. Leading off, the kitchen is fitted with a range of wooden units with light worktops with space and plumbing for appliances. The South facing dining room provides a good sized second reception room overlooking the garden at the rear. There is access from the kitchen to the side porch which leads to a WC and workshop.

On the first floor there are three bedrooms, two spacious doubles and a single. The main bedroom is a particularly spacious dual aspect room with some views of the Purbeck Hills and adjoining farmland at the rear. The shower room has a large shower shower cubicle and completes the accommodation on this level.

Outside, the enclosed garden surrounds the property and adjoins open farmland at the rear. It is mostly laid to lawn with mature shrubs and trees, paved patio area and mature shrub bed.

VIEWING By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 2JX**.

Property Ref SYD2074

Council Tax Band C - £2,274.51 for 2024/2025

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Total Floor Area Approx. 86 sq metres (926 sq 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.

