



52 EAST STREET, CORFE CASTLE
£365,000 FREEHOLD

This well presented semi-detached house is situated within easy reach of the Village Square and Castle Ruins and backs onto 'Halves Common'. The accommodation is decorated in a neutral decor enhancing the natural light and is ideal as a small family home, or as an investment. It has the benefit of an attractive rear garden, adjoining 'Halves Common' at the rear, and has views of the Castle and village Church. It also has the considerable advantage of a private driveway with 2 parking spaces at the front of the property.

Built in the mid-late 1950s, the property has front elevations of natural Purbeck stone, the remainder cement rendered under a plain clay tiled.

The quintessential village of Corfe Castle lies at the centre of the Isle of Purbeck and sits to the West of the seaside resort of Swanage (5 miles distant) with its fine, safe, sandy beach and the market town of Wareham a similar distance, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the village is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, part of the World Heritage Coastline. Kimmeridge Bay, the stunning Lulworth Cove and a wealth of dramatic coastal walks are nearby.

Property Reference COR2133

Council Tax Band C - £2,296.33 for 2025/26



As you enter the cottage, the attractive living room is generously sized and has an open fireplace fitted with a gas stove. A throughway leads to the dining room, the first floor is accessed from this room. At the rear of the cottage, the kitchen is fitted with a range of modern white units, contrasting worktops with integrated gas hob, electric oven, and spaces for freestanding fridge/freezer, washing machine and dishwasher and there is access to the rear garden, harmoniously blending the indoor/outdoor living space.

On the first floor there is one good sized double bedroom which has the benefit of views over the village of the Purbeck Hills. The bathroom is fitted with a white suite comprising panelled bath with shower over, wash basin with vanity cupboard under and WC.

At the front of the property, the garden has raised Purbeck stone flower beds and the driveway is paved providing parking for two vehicles. The garden at the rear is West facing and has a paved terrace and has views of the Castle and village church. Bound by fencing this is a private secluded space and it has gated access directly on to Halves Common and paths to the village.

All mains services connected.

Viewing is strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode is **BH20 5EQ**.

Property Ref: COR2133
 Council Tax Band D - 2025/26 £2,583.27pa



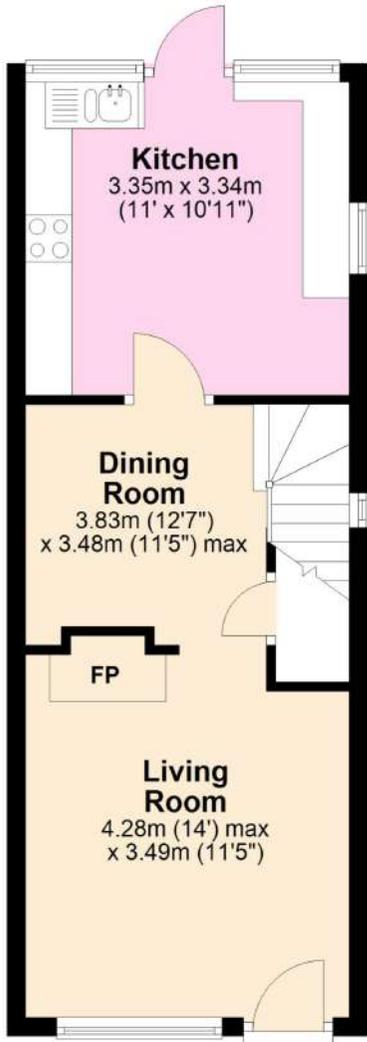
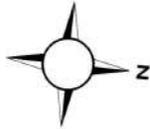
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 Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	86

Total Floor Area Approx.
 57m² (613.5 sq ft)



Ground Floor



First Floor



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.

