



14 SEAWARD ROAD, SWANAGE  
£355,000 Leasehold

This superior semi-detached cottage is situated in a popular residential area some 300 metres from the beach and open parkland. It was built in 2001 and is of traditional cavity brick construction under a conventional pitched roof covered with concrete tiles.

14 Seaward Road has been well maintained by the current owner and offers good sized accommodation with the advantage of an easily maintained garden and off-road parking for several vehicles.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

All viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 1JX**.



You are welcomed to this modern cottage style property, by the spacious dual aspect living room. Leading off, the kitchen is fitted with a range of grey units, light worktops, and integrated appliances including fridge/freezer and electric oven and hob. A small utility leads off, and also gives access to the rear courtyard. Bedroom two is a good sized double with fitted wardrobes. The cloakroom completes the accommodation on this level.

On the first floor is the spacious principal bedroom with sloping ceilings. It is dual aspect and has the advantage of a range of recessed wardrobes. The bathroom is fitted with a white suite including roll top bath and large separate shower cubicle.

To the front of the property is an enclosed South facing garden which is partially laid to artificial grass with resin patio area and raised flower bed with Purbeck stone retaining walls. At the rear there is a private resin courtyard. To the side there is also a parking area for several vehicles.

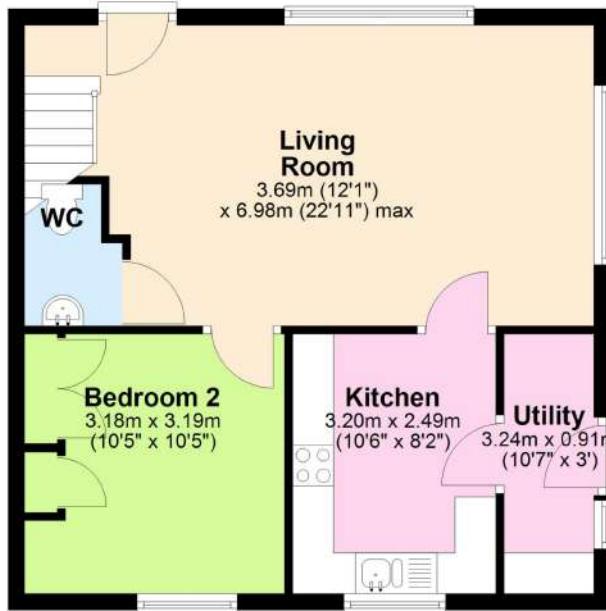
**Tenure** Leasehold. 999 year lease from 25 March 2001. Shared maintenance liability for the communal driveway only, on an as and when basis. Long lets and pets are permitted, holiday lets are not.

Property Ref SEA2138

Council Tax Band C - £2,390.61 for 2025/2026

Total Approximate Floor Area 79m<sup>2</sup> (850 sq ft)

### Ground Floor



### First Floor



Scan to View Video Tour



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