



24 MANWELL ROAD, SWANAGE  
£465,000 Freehold

This spacious detached bungalow stands in a popular residential area approximately half a mile from the town centre and within easy reach of local convenience store, primary school and the Townsend Nature Reserve. It is thought to have been built in 1964 and is of traditional cavity construction with a brick plinth, the upper elevations being cement rendered, under a pitched roof covered with concrete interlocking tiles and flat secondary roofs thought to be covered with mineral felt.

24 Manwell Road offers good sized accommodation with views across the town to Swanage Bay, Ballard Down and the Purbeck Hills in the distance. The property is in need of updating, but does offer scope for further development subject to planning consent to formalise the current conversion of the attic room. It has a good sized garden and an attached garage with off-road parking in front.

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.

**VIEWING** By appointment only through the Sole Agents, Corbens, 01929 422284. The postcode for this property is BH19 2QD.

Property Ref MAN2268

Council Tax Band D - £2,818.07 for 2026/2027

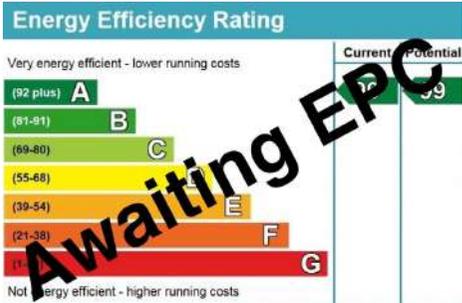


The spacious hall welcomes you to this detached bungalow, ideal as a family home or retirement property, offering scope for further development. Leading off, the exceptionally spacious living room has a wooden fire surround and sliding doors to the conservatory which enjoys views across the town to Swanage Bay and Ballard Down. The kitchen is fitted with a range of light units, contrasting worktops with an integrated electric hob and oven. Complimenting the kitchen, the utility room, together with the conservatory, gives access to the garden.

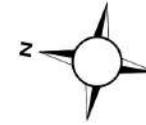
There are two good sized bedrooms, both at the front of the property. The principal bedroom is particularly spacious. Bedroom 2 is a good sized double. The shower room is fitted with a walk-in shower and pedestal wash hand basin. A cloakroom completes the accommodation.

The attic room is approached by a paddle staircase and has been converted by our clients to offer additional accommodation. Whilst we are informed by our clients that it does not have Building Regulations approval, we are of the opinion it presents excellent potential for further development, subject to the requisite consents.

Outside, the front garden is lawned with shrub borders and a concrete driveway leads to the attached garage and provides off-road parking in front. The good sized rear garden has views of the sea in the distance, and is mostly lawned with paved areas, timber deck, mature flower/shrub borders and beds.

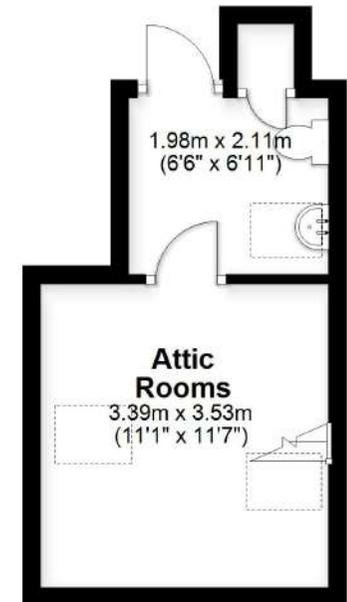


### Ground Floor



Total Floor Area Approx. TBCm<sup>2</sup> (sq ft)

### First Floor



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MANWELL ROAD

MANWELL DRIVE

Oxford Terrace

Carrants Court

Alexandra Terrace

El Sub Sta

Shaft

Path (um)

Path