

**Kings Road West**  
Swanage, BH19 1HS



**Offers Over**  
**£535,000 Freehold**



# Kings Road West

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- Three/four Bedroom Edwardian Home with Character Features
- Short, Level Walk to Swanage Town Centre
- Close to Local Transport Links
- Off-Road Parking
- Scenic Garden with Exclusive Steam Train Views
- Ideal for Multi-Generational Use
- Modern Cottage Kitchen
- Multiple Reception Rooms
- Exposed Wood Flooring
- Log Burner in Kitchen





**\*\*THREE BEDROOM TRADITIONAL HOME WITH FLEXIBLE ACCOMMODATION, GARDEN, PARKING AND WITHIN EASY, LEVEL WALKING DISTANCE FROM TOWN CENTRE AND BEACH\*\***

This substantial detached property has versatile accommodation with three bedrooms, three reception rooms and is perfect as a family home or for working from home. There is parking to the front of the property and to the rear a garden provides views of passing steam train.

Stepping through a glazed porch and main entrance door we into a hallway. Here, a door leads firstly to the Living Room, an inviting and comfortable space with a beautiful feature fireplace, bright bay window, picture rails and ceiling rose, iconic nods to the Edwardian age of the property. There is plenty of space for a cosy sofa suite and coffee table, as well as a TV and console, making this room the perfect place to unwind.

Adjacent to the living room is a Dining Room, currently used as a Home Office, which offers the flexibility to be used as a ground floor bedroom. A



door opens from this room to a small decked area and the rear garden.

The L-shaped Kitchen has been tastefully modernised in cottage-style with warm white base and eye level storage units, stylish wooden work tops, dual inset sink, ornate tiled splashback, gas hob with oven under, space and plumbing for a washing machine or dishwasher plus space for a dining table and chairs. A unique feature of this room is the log burner, - imagine enjoying late winter evenings with friends accompanied by the warm glow of the log fire! A door leads to the side of the property which has path access to the front parking area and to the rear garden.

The kitchen then leads through a small hallway to a Family Bathroom comprising a panelled bath with shower over, W.C., and wash basin. Further along the hallway a Studio, ideal for escaping the sun during the summer months or to enjoy the outlook onto the garden whatever the weather. Useful as a snug with plenty of room for comfortable seating and book shelves, this space could equally be used as a fourth bedroom.

Return to the main hallway with stairs rising to the first floor landing. On this floor, three bedrooms and shower room. The Principal Room is spacious with a large bay window with a southerly aspect beckoning in the sunshine and a wash basin for convenience. The Second Bedroom has a pleasant outlook over the garden and has built in storage, a wash basin and plenty of space for a double bed, Bedroom Three is a good-sized single room with built-in storage and bay window showcasing lovely garden views and a lovely spot to look over the garden to the passing steam train and playing field beyond.

Finally the family Shower Room comprises a corner shower cubicle, W.C., and wash basin. Just opposite the shower room on the landing is a linen storage cupboard.

Outside, the enclosed Rear Garden is laid to an initial shingled patio and lawn with mature shrub borders and a garden storage shed keeps equipment tucked away. There is off-road parking to the front of the property for up to two vehicles

This delightful home is located a short, level walk from Swanage town centre and all amenities and the golden award-winning beach and attractions is just moments away.

Viewing is highly recommended.



For identification only - Not to scale

