



# OLIVER MILES

Chartered Surveyors - Estate Agents

## Hill View Road £545,000

Spacious Home with Potential to Extend or Re-Develop Site SSTP. Fine Views to Purbeck Hills.  
No Forward Chain



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- Spacious Accommodation
- Gas Central Heating & uPVC Double Glazing
- 2 Double Bedrooms

- Potential to Extend or Re-Develop SSTP
- Fine Views to Purbeck Hills
- South Facing Garden, Garage

## LOCATION & DESCRIPTION

A fine and spacious detached bungalow located on a corner site on an unadopted cul-de-sac and standing in a good-sized plot with a frontage of about 47.6m to Hill View Road and return of 11.25m to Priests Road. The town centre is approximately ½ mile distant. The property enjoys fine views over the town to the Purbeck Hills.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, charmingly surrounded by the Purbeck Hills. It has a safe, sandy beach, and is an interesting mixture of period stone cottages and more modern properties. It also boasts an historic steam railway. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham, which has main line rail link to London Waterloo (approx. 2.5 hours), is some 10 miles distant with the large towns of Poole and Bournemouth being within reach via the Sandbanks ferry, 6 miles distant.

The bungalow was built in the 1950s offering about 1221sq ft. of accommodation with rendered elevations and Purbeck stone quoins and plinth under a concrete tiled roof. It has the benefit of gas-fired central heating, uPVC double glazing, a conservatory and utility room.

INSPECTION RECOMMENDED TO APPRECIATE THE SIZE & POTENTIAL OF THIS PROPERTY.

## ACCOMMODATION

(all measurements approximate)

### ENTRANCE HALL (W)

Hatch to loft.

### KITCHEN/DINER (N & E)

4m x 3.7m (13' 1" x 12' 2")

Range of fitted worktops, cupboards, drawers and sink unit. Gas oven and hob, refrigerator and freezer.

### CONSERVATORY (S & E)

3.9m x 2.3m (12' 10" x 7' 7")

Double doors to garden and garage.

### UTILITY ROOM (S)

2.8m x 2.3m (9' 2" x 7' 7")

Worcester gas-fired boiler serving heating radiators and hot water.

### LOUNGE (N, S & W)

7m x 3.9m (23' x 12' 10")

Large Room. Purbeck stone fireplace with fitted gas fire with coal effect. Two fitted bench seats with storage under.

### BEDROOM 1 (W)

3.9m x 3.1m (12' 10" x 10' 2")

Fitted wardrobe and storage cupboards.

### BEDROOM 2 (E)

3m x 2.8m (9' 10" x 9' 2")

Fitted wardrobe and high-level storage cupboards. Wash basin with cupboard under.

### SHOWER ROOM (E)

Tiled shower cubicle with mains operated shower, pedestal basin and WC. Airing cupboard with insulated hot water cylinder and fitted immersion heater.

## OUTSIDE

Attached Garage 5.5 x 3.14 internally with light and power, up and over and personal doors, toilet with WC and hand washbasin. Gardens to the front, south and north laid to patio, paved and lawn areas, rose and shrub beds and borders. Lean to Store. Subject to the necessary permissions, it is considered that the site has potential for re-development for 2 or 3 homes or extend the existing accommodation.

## SERVICES

All main services. Gas central heating.

## COUNCIL TAX

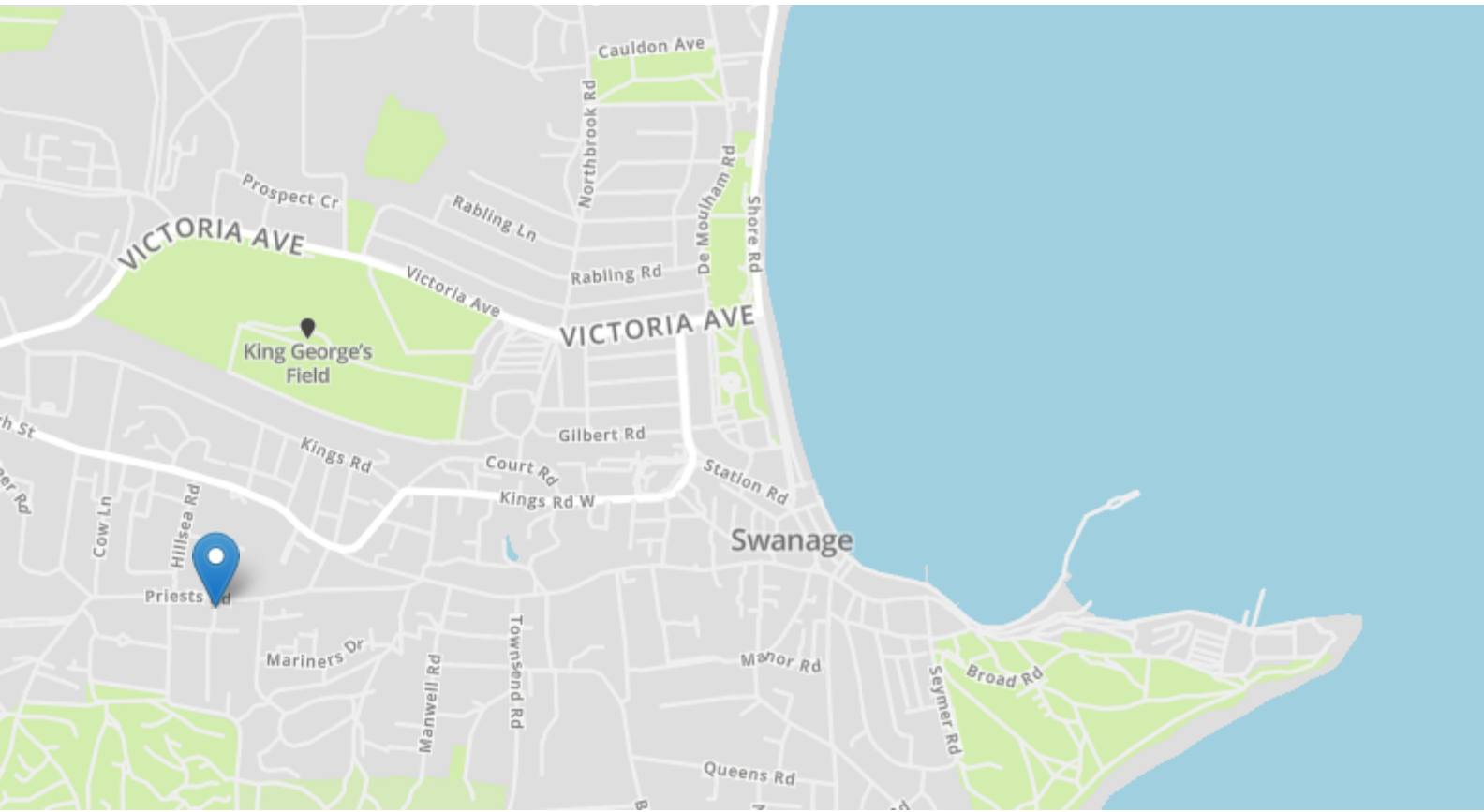
Band 'D' £2349.69 payable 2022/23

## TENURE

Freehold

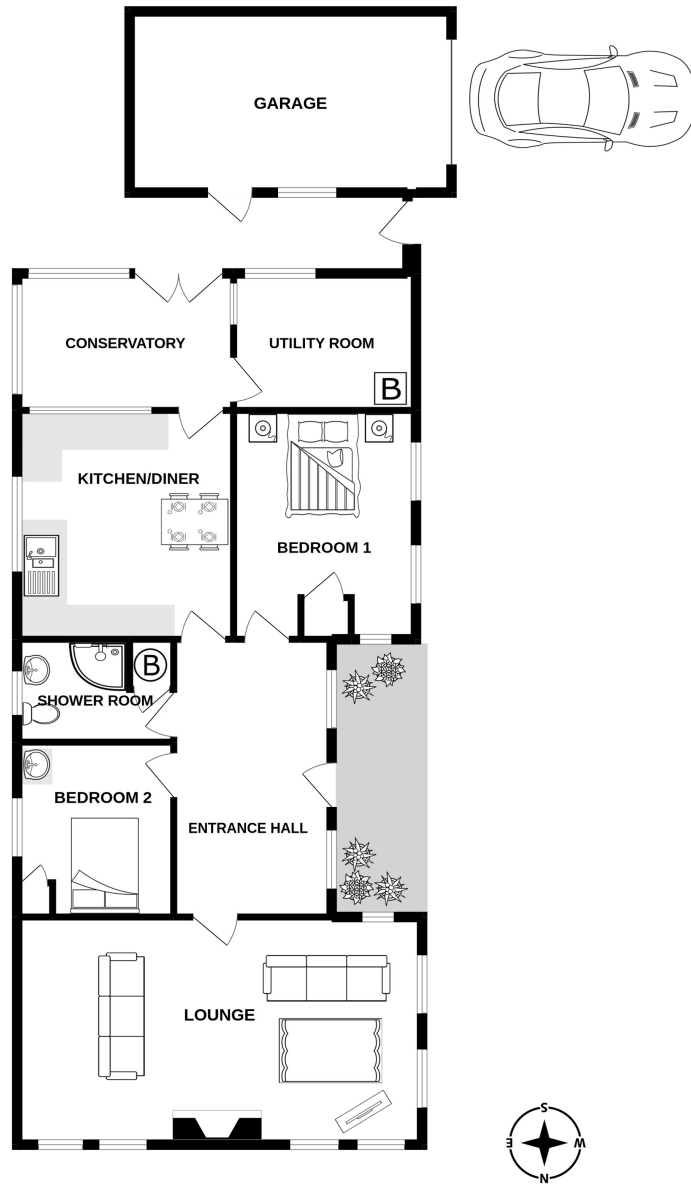
## VIEWING

Only through appointment with OLIVER MILES Estate Agents (01929 426655) or sales@olivermiles.co.uk





GROUND FLOOR  
1221 sq.ft. (113.5 sq.m.) approx.



TOTAL FLOOR AREA: 1221 sq.ft. (113.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

You are advised to check the availability of this property before travelling any distance to view. The Agent had 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 & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

