



**OLIVER MILES**

Chartered Surveyors  
Estate Agents

**Sea Lane**

**Swanage BH19 1LW**

**Asking Price: £299,000**



**3 MINUTES WALK TO BEACH & WITH PARKING FOR 2 CARS Very Well Presented Semi-Detached Bungalow in Quiet Location and with Gated Access.**

**UOD0066**

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Tel: 01929 426655 Web: [www.olivermiles.co.uk](http://www.olivermiles.co.uk)

# Sea Lane Swanage BH19 1LW

2 Bedrooms -- Lounge/Diner -- Gas C/H & uPVC Double Glazing -- Enclosed & Easily Maintained Garden Area -- Parking for 2 Vehicles

## LOCATION & DESCRIPTION

The property is situated in a quiet and elevated position which is secured by electronic gates and only a short walk from the main beach and just over ½ mile from the town centre.

A semi-detached bungalow with brick and rendered elevations under a tiled roof. The property is well presented and features include gas fired central heating, uPVC double glazing and a small enclosed south facing mainly decked garden. The fitted carpets and blinds are included in the sale price.

## ENTRANCE HALL

Hatch to loft housing Worcester gas fired boiler serving heating radiators and hot water.

## LOUNGE/DINER (S & W)

5.5m x 3m (18' 1" x 9' 10") Patio door to garden.

## KITCHEN (W)

2.37m x 2.23m (7' 9" x 7' 4") Range of worktops, cupboards and drawers and stainless steel sink unit. Electric under oven with gas hob and filtration hood over and washer/dryer. Tiled floor.

## BEDROOM 1 (W)

3.2m to front of wardrobes x 2.77m (10' 6" to front of wardrobes x 9' 1") Full wall of fitted wardrobes.

## BEDROOM 2 (E)

2.8m x 2.6m (9' 2" x 8' 6")

## BATHROOM (E)

Steel bath with independent mains operated shower over and fully tiled surround, wash basin and wc. Heated ladder towel rail, marble tiled floor and remainder of walls half tiled.

## OUTSIDE

South facing enclosed **Garden** mainly decked with a partly gravelled area. Lean-to **Store** 4.4m x 1.6m (14'5" x 5'3") with light and power. 2 car **Parking Spaces**. Access is over a Private Road.

## SERVICES

All mains services connected. Gas fired heating.

## COUNCIL TAX

Band 'C' - £1,558.24 payable;le 2014/15.

## VIEWING

Viewing by appointment only through Agents, OLIVER MILES (01929 426655) or [sales@olivermiles.co.uk](mailto:sales@olivermiles.co.uk)

