

RAILWAY HOUSE
2 REMPSTONE ROAD
SWANAGE
DORSET
BH19 1DW
Opposite the Steam Railway Station



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Burlington Road, Swanage, Dorset BH19 1LR

Converted first floor flat at North swanage close to Chine walk to the beach. In need of updating. 2 bedrooms, lounge, diner and kitchen, bathroom/W.C., double glazed windows, parking, paved communal garden.

- Converted first floor flat
- Open plan lounge/dining room and kitchen
- Communal paved garden
- In need of updating
- Bathroom/W.C.
- Residents parking
- 2 bedrooms
- Double glazed windows
- NO FORWARD CHAIN!

Asking Price £199,950

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SITUATION:

To the North of Swanage approximately one mile from the main town centre amenities, close to a Chine Walk to the beach and access to open country walks leading to National Trust owned land, Old Harry Rocks, and the Jurassic Coast World Heritage site.

DESCRIPTION:

A first floor flat, in need of updating and forming part of a block converted we understand, in the early 1980's from a former hotel. There is residents off road parking, and a communal garden. The lessees each own a share of the freehold. We are advised that pets are permitted (as long as they do not cause a nuisance), as are long lets, but holiday letting is not permitted.

ACCOMMODATION

Communal entrance with security entry phone. Stairs to:

FIRST FLOOR

ENTRANCE HALL:

Wooden front door, cupboard housing fuse box, security entry phone.

LIVING ROOM/KITCHEN (E):

17' (5.18m) overall x 13'3" (4.04m) max. Bay window, TV point, dining space, feature fireplace, single drainer sink unit, hot water heater, work surfaces with cupboards, space and plumbing for washing machine under, space for fridge/freezer, electric cooker point, tiled splash backs, wall cupboards.

BEDROOM 1 (E):

13'9" (4.19m) into bay window x 9'10" (3.01m). TV aerial point.

BEDROOM 2 (E):

10'6" (3.21m) x 9'3" (2.83m).

BATHROOM/W.C.:

Panelled bath with mixer tap, electric shower over, fully tiled surround, low level w.c., wash basin with tiled surround, extractor, striplight/shaver point.

OUTSIDE:

Communal paved garden with clothes drying spaces and seating areas, bicycle racks, off road parking space and dustbin areas.

TENURE & MAINTENANCE:

Technically leasehold for a term of 999 years from 29th September 1981, although each lessee owns a share of the freehold. The most recent service annual service charge amounted to £1750 which includes a contribution to the Buildings Insurance. Long letting is permitted, as are pets (provided they do not cause a nuisance), however holiday letting is not.

ADDITIONAL INFORMATION

Property type: Flat. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Electric heaters. Broadband: Fttc (checker.ofcom.org.uk/). Mobile signal/coverage: Please see checker.ofcom.org.uk/.

COUNCIL TAX:

Band A: £ payable 2026/27 (excluding any discounts. or additional home premiums).

VIEWING:

By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

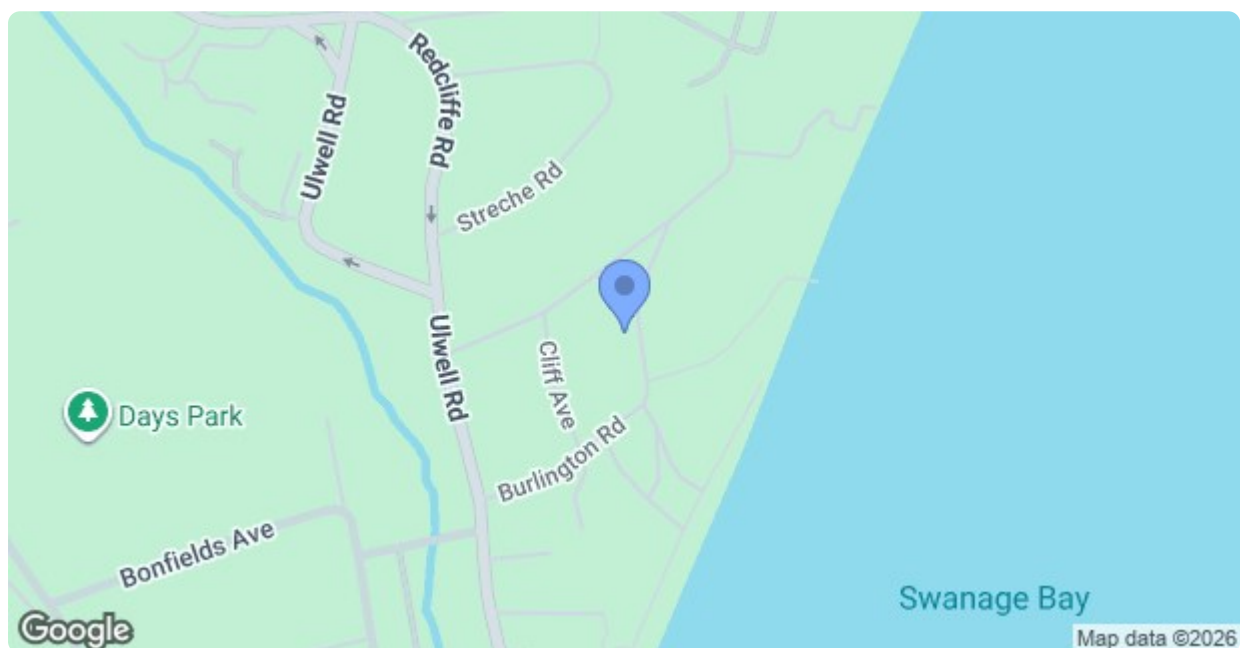
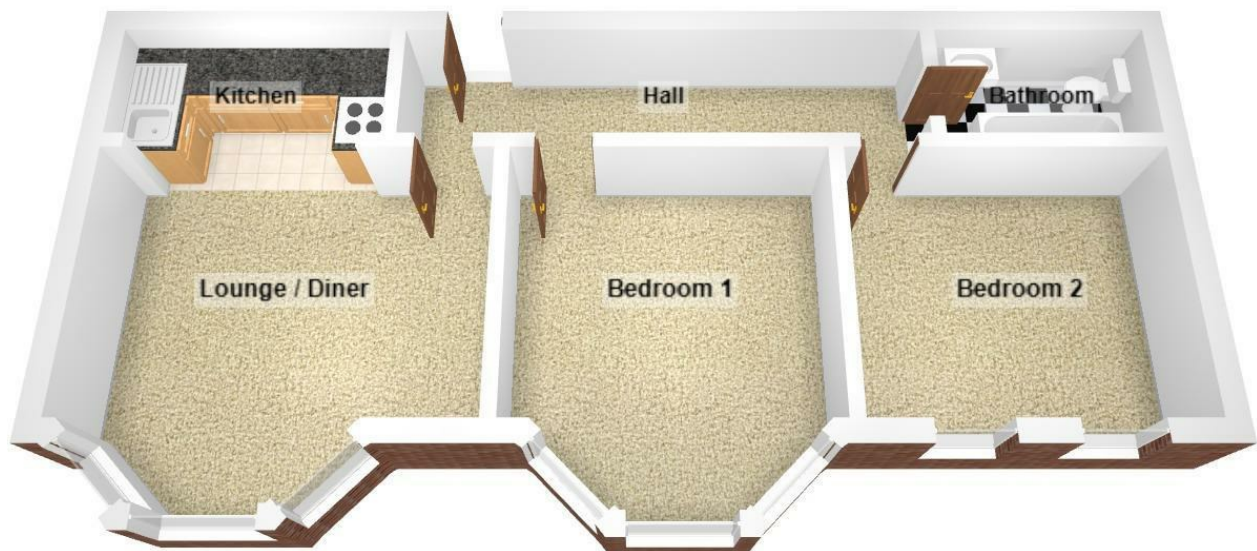
THE PROPERTY MISDESCRIPTION ACT 1991:

The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters



may be revealed on a survey carried out on your instructions. Internal measurements and site measurements, where given, are approximate and intended only as a guide as obstacles may well have prevented accuracy. Floor plans are not to scale and are for guidance only. You are advised to check the availability of this property before travelling to view. Any appointment to view should be made, and all negotiations conducted, through Miles & Son.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 