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

MILES & SON
Est. 1873
Estate & Letting Agents
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# Burlington Road, Swanage, Dorset BH19 1LR

**Asking Price £165,000**

# Burlington Road, Swanage, Dorset BH19 1LR

**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 second floor flat, recently rewired and extensively refurbished, forming part of a block converted we understand, in the early 1980's from a former hotel. The flat has a sunny southerly and westerly aspect with views to the Purbeck hills. There is residents off road parking, and a communal garden. The lessees each own a share of the freehold and 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.

**ACCOMMODATION:**
Communal entrance with security entry phone. Stairs to:

**SECOND FLOOR:**

**ENTRANCE LOBBY:**
Wooden front door, high level fuse box. Wooden door to:

**KITCHEN & LIVING ROOM (S):**
17'11" x 12'3" (5.47 x 3.75)
TV point, views over rooftops to the hills beyond, electric panel heater, telephone point, breakfast bar island with cupboards under, single drainer sink unit with mixer tap and wooden worksurfaces with drawers, cupboards, space and plumbing for washing machine under, electric oven and hob with filter hood over, integrated fridge and freezer, tiled splash backs, wall cupboards.

**BEDROOM (W):**
12'0" x 8'9" (3.67 x 2.68)
Views of the Purbeck hills, electric panel heater, TV point. Door to:

**BATHROOM/W.C.:**
Panelled bath with mixer tap and mains shower unit over, tiled surround, obscure double-glazed window, vanity wash basin with mixer tap, wood panelled surround, low level w.c., towel radiator, airing cupboard housing newly installed pressurized hot water cylinder.

**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 £1500.00 (paid £125pcm) 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: Electrics. Broadband: Fttc (checker.ofcom.org.uk/). Mobile signal/coverage: Please see checker.ofcom.org.uk/.

**COUNCIL TAX:**
Band A: £1878.71 payable 2026/27 (excluding any discounts).

**VIEWINGS:**
By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9am-5pm and Saturday 9am-3pm April-September inclusive, 9am-12.30 pm at other times. Lunchtimes included.

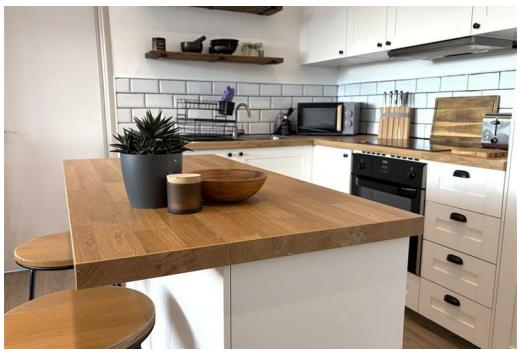
**New EPC commissioned**

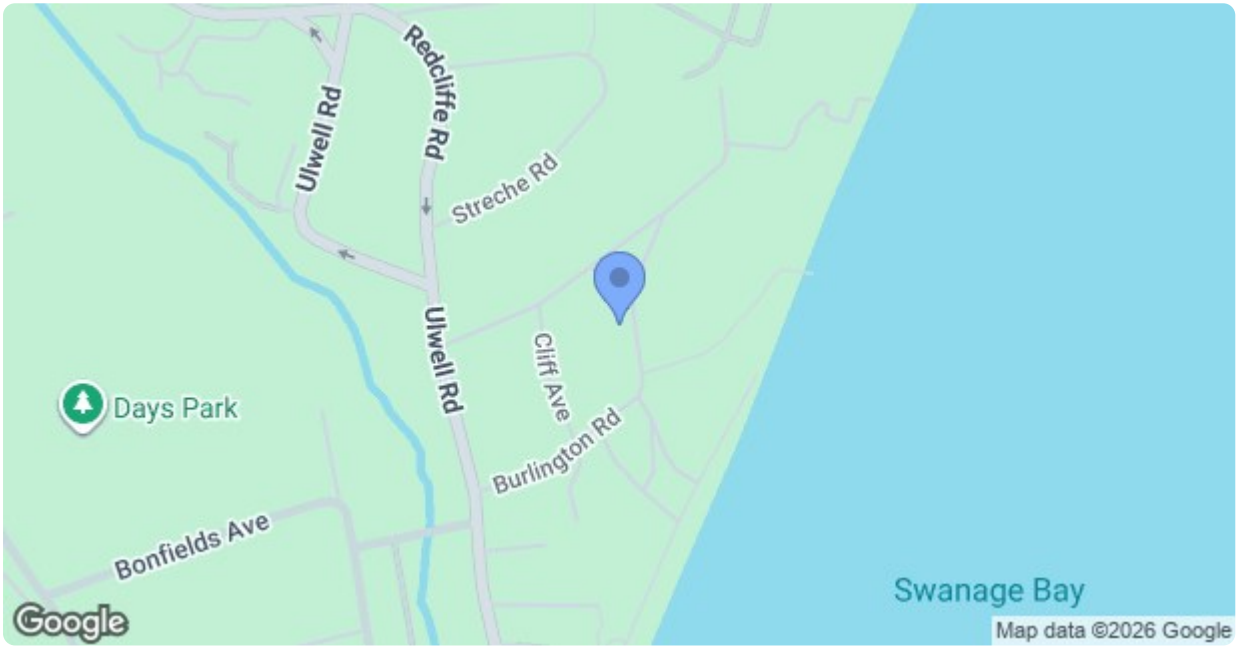


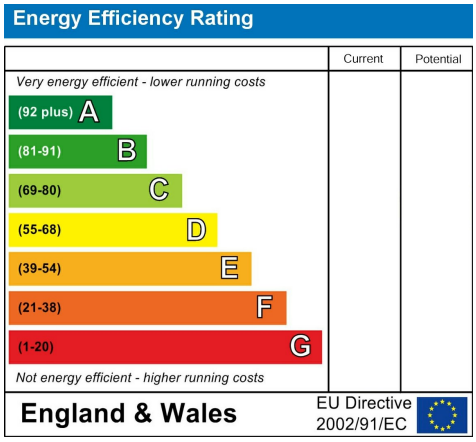




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occupation, and other details are given without responsibility, and any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by
inspection or otherwise as to the correctness of each of them. In accordance with the DMCC Act 2024 we have taken all reasonable steps to verify material information. However, prospective
buyers should make their own enquiries regarding service charges, lease lengths, structural alterations, or any other matters material to their decision to buy.



Redcliffe Rd
Ulwell Rd
Streche Rd
Ulwell Rd
Cliff Ave
Days Park
Burlington Rd
Bonfields Ave
Swanage Bay
Google
Map data ©2026 Google


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