

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



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(24 hours)
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Burlington Road, Swanage, Dorset BH19 1LR

Ground floor flat in sought after North Swanage near Chine Walk to the beach. Own entrance, 1 bedroom, 1 reception room, galley style kitchen, utility room, bath/shower room/W.C., gas central heating, double glazing, communal garden, off road parking. No forward chain.

- Ground floor flat with its own entrance
- Kitchen
- Gas central heating. Double glazing
- Being sold with no forward chain
- 1 bedroom
- Utility room
- Communal garden
- 1 reception room
- Bath/shower room/W.C.
- Off road parking

Asking Price £179,950

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 ground floor flat, with its own entrance, 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

ENTRANCE LOBBY:

Double glazed front door, cupboard housing Worcester boiler. Opening to:

RECEPTION ROOM (W & N):

12'8" (3.86m) into alcove x 10'8" (3.26m). Radiator, TV aerial point, telephone point. Opening to:

KITCHEN:

9'7" (2.92m) x 4'7" (1.4m). Large opening from reception room, shelving, single drainer sink unit with mixer tap and work surface with drawers, cupboards, fitted fridge and freezer under, tiled splash backs, matching wall cupboards, electric oven and hob with filter hood over.

INNER LOBBY:

Cupboard housing fuse box.

UTILITY ROOM/W.C.

Low level W.C. with concealed cistern, wash basin with mixer tap, storage under, space and plumbing for washing machine, radiator, extractor unit, tiled splash back.

BATH/SHOWER ROOM:

Panelled bath, shower cubicle with electric shower unit, panelled walls, radiator, extractor unit, vanity wash basin with cupboard under, strip-light/shaver point.

BEDROOM (S & W):

12'4" (3.76m) x 11'5" (3.49m). Radiator, high level storage, telephone 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 £1500.00 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: Mains gas. Broadband: FTTC (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/

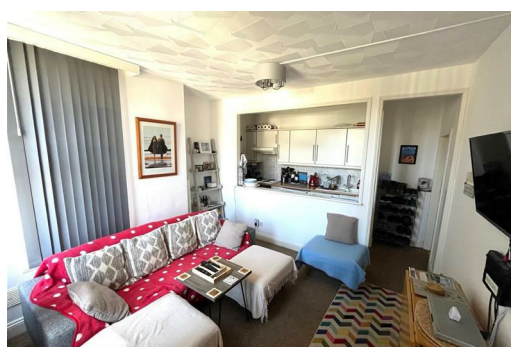
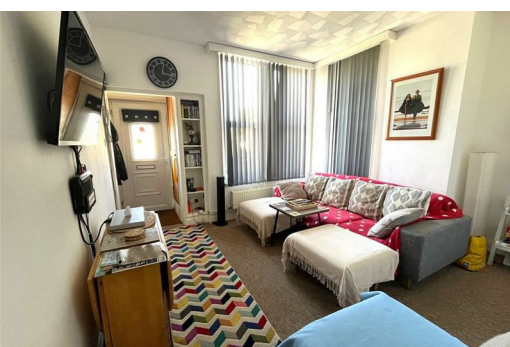
COUNCIL TAX:

Band A: £1792.96 payable 2025/26 (excluding any discounts).

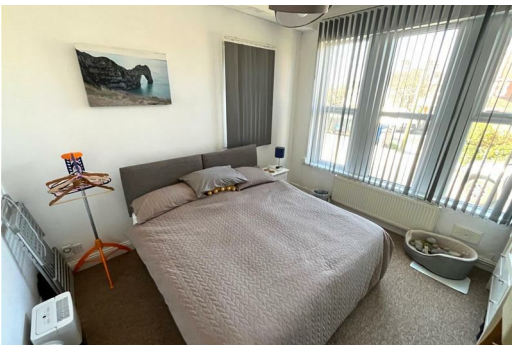
VIEWING:

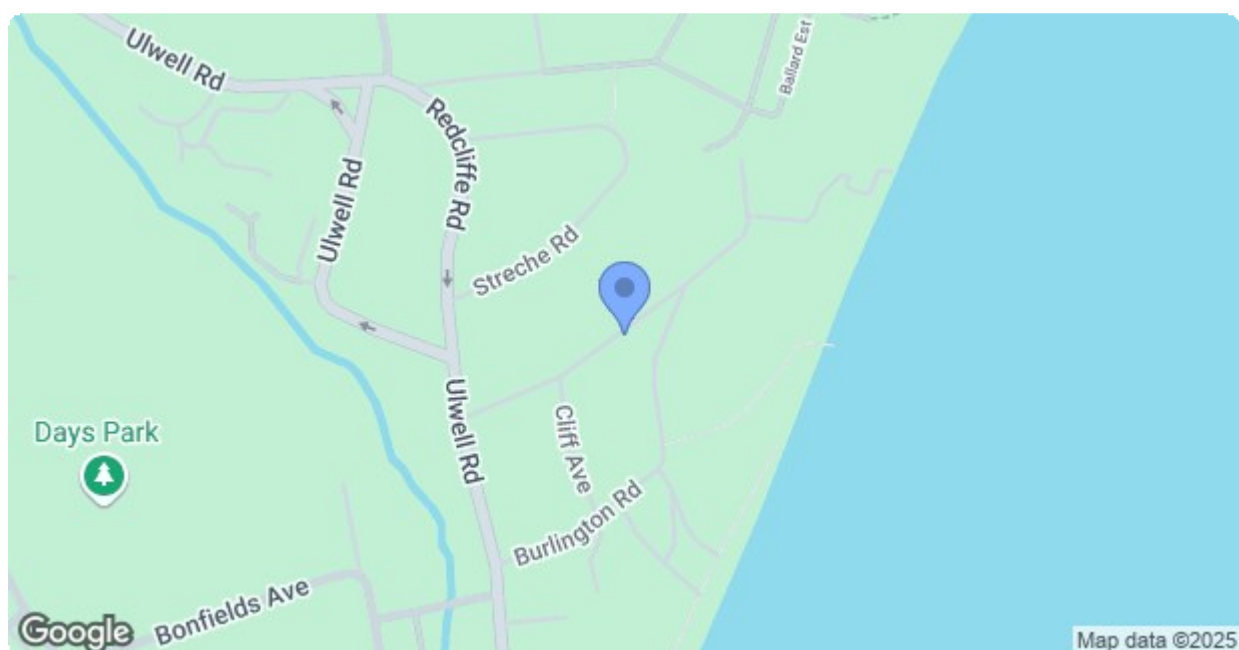
By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

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 