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, BH19 1LR

Ground floor studio flat in a sought after position ay North Swanage close to a chine walk to the beach. Bed/sitting room, kitchen, bathroom/W.C., double glazed, night storage heater. In need of updating. Communal garden, off road parking. Being sold with NO FORWARD CHAIN!

- Converted ground floor studio flat
- In need of updating
- Bed/sitting room
- Kitchen
- Bathroom/W.C.
- Double glazing. Night storage heating
- Communal garden
- Off road parking
- Close to a chine walk to the beach
- Being sold with NO FORWARD CHAIN!

Asking Price £110,000

Burlington Road, Swanage, 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, 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.

ENTRANCE LOBBY:
Wooden front door, shelved cupboard, security entry phone.

KITCHEN:
6'9" (2.06m) x 5'3" (1.6m). Single drainer sink unit and work surfaces with drawers and cupboards under, electric cooker space, space and plumbing for washing machine, wall cupboards, tiled splash backs.

BED/SITTING ROOM (E):
'L' shaped with maximum measurements of 19'11" (6.08m) x 15'8" (4.77m). Bay window, cupboard housing fuse box and electric meter, night storage heater, high level shelving to alcove, TV point, telephone point. Door to:

BATHROOM/W.C.:
Mainly tiled walls, low level w.c., wash basin, panelled bath, ZIPRCH water heater.

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 £1000 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. 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).

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.



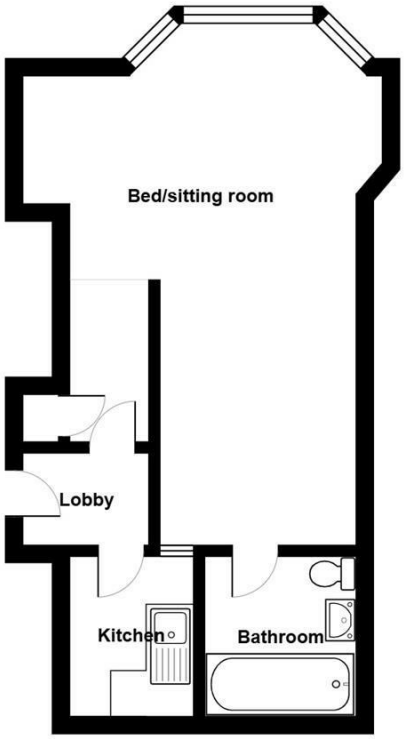


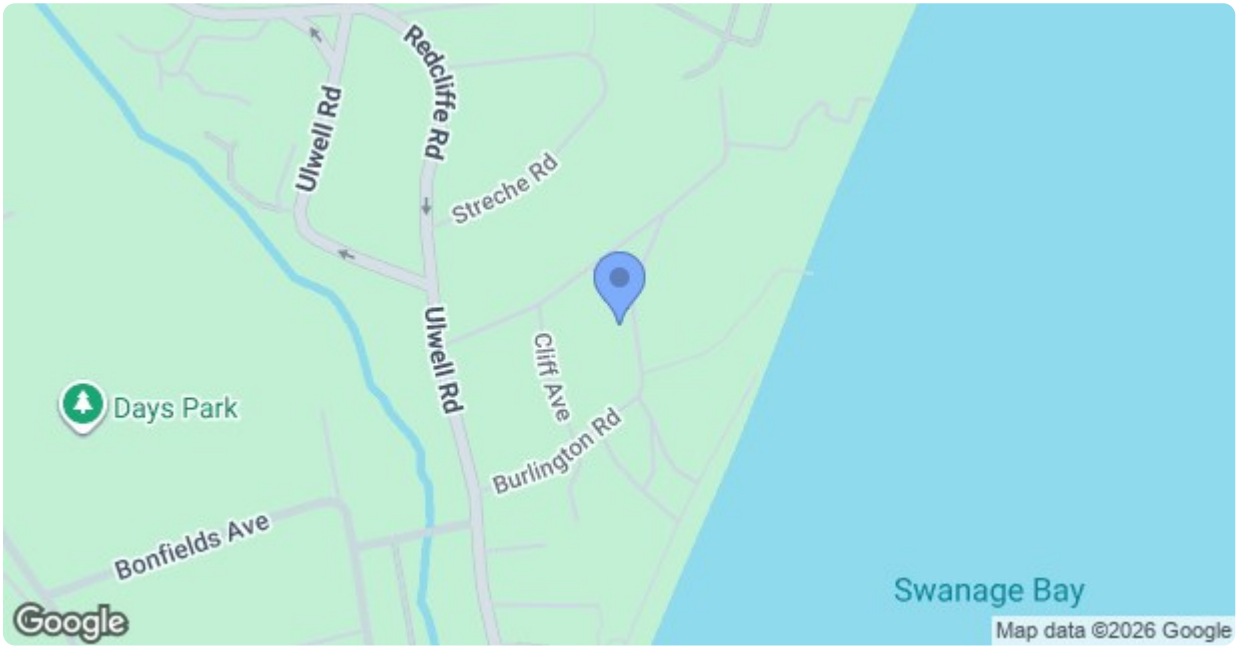


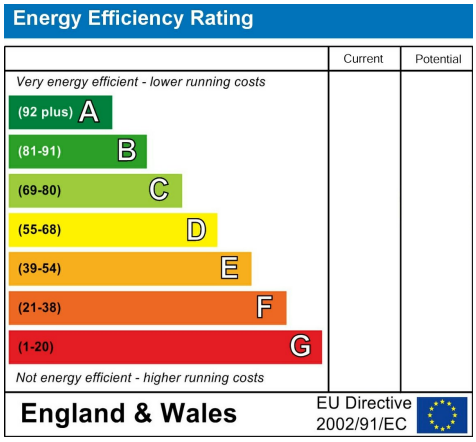







Bed/sitting room
Lobby
Kitchen
Bathroom


Redcliffe Rd
Ulwell Rd
Streche Rd
Ulwell Rd
Cliff Ave
Burlington Rd
Days Park
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