

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



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Burlington Road, Swanage, Dorset BH19 1LR

Well-presented first floor flat forming part of a purpose-built extension to the North of Swanage, opposite a Chine Walk to the beach. 2 bedrooms, lounge/diner, kitchen, shower room/W.C., gas central heating, double glazing, balcony with sea glimpses and hill views, 2 car parking, letting permitted.

- First floor flat at North swanage - near chine walk to beach
- Lounge/diner
- Gas central heating
- Lettings permitted
- Balcony with sea glimpses and hill views
- Re-fitted kitchen
- Double glazing
- 2 bedrooms
- Re-fitted shower room/W.C.
- Allocated parking for 2 cars

Asking Price £265,000

Burlington Road, Swanage, Dorset BH19 1LR

SITUATION:

To the North of Swanage, directly opposite a Chine Walk to the north beach and convenient for access to open country walks at Ballard Down which forms part of the Jurassic Coast World Heritage site. Swanage town centre is approximately one mile.

DESCRIPTION:

A first floor flat forming part of an extension which was purpose-built in 2000, we understand. The current owner has updated the property with both the shower room and kitchen being refitted. Accessed from the lounge is a balcony from which views to the sea towards Peveril Point and the Purbeck Hills are obtained. Lettings are permitted, we are advised, and there is off road parking with space for two vehicles.

ACCOMMODATION:

Communal entrance with security entry-phone system.

COMMUNAL ENTRANCE:

Stairs to: FIRST FLOOR

ENTRANCE HALL:

Wooden front door, cloaks cupboard housing fuse box, storage over, radiator, central heating thermostat

BEDROOM 2 (N):

10'7" (3.22m) x 9'1" (2.78m). Radiator, glimpse of the hills, feature wall with glass bricks.

BEDROOM 1 (W):

13'7" (4.15m) x 11'4" (3.46m). Radiator, fitted wardrobe with storage over.

SHOWER ROOM/WC:

Re-fitted with fully tiled walls, Victorian style towel radiator, large shower cubicle with mains shower unit, concealed cistern W.C., wash basin with mixer tap, cupboard under, extractor unit.

LOUNGE/DINER (E):

14'8" (4.47m) x 11'5" (3.47m). Radiator, telephone point, TV aerial point. Double glazed doors to:

BALCONY:

12'2" (3.72m) x 3'10" (1.18m). Timber balustrade and decking, views to the sea and Purbeck Hills

KITCHEN (E & N):

10'1" (3.08m) x 6'2" (1.87m). Re-fitted with single drainer stainless steel sink unit with mixer tap, and adjoining wooden work surfaces with drawers, cupboards, fitted fridge and separate freezer under, electric hob with extractor hood over, electric oven with integral microwave, shelved larder cupboard, cupboard housing Ariston gas boiler, scope for providing washing machine space.

OUTSIDE:

Allocated parking with space for two cars.

TENURE & MAINTENANCE:

Leasehold, we are advised, for an initial term of 999 years from 01/09/2001 at a ground rent of £75 per annum. The most recent maintenance/service charge is £1320.00 per annum. We are advised lettings are permitted, but pets are 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 C: £2504.96 payable for 2026/27 (excluding discounts)

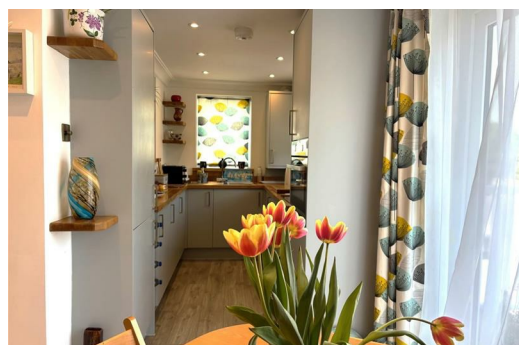


VIEWING:

By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9.00am-5.30 pm and Saturday 9.00am-4pm April-October inclusive, 9.00am-12.30 pm at other times. Lunchtimes included.

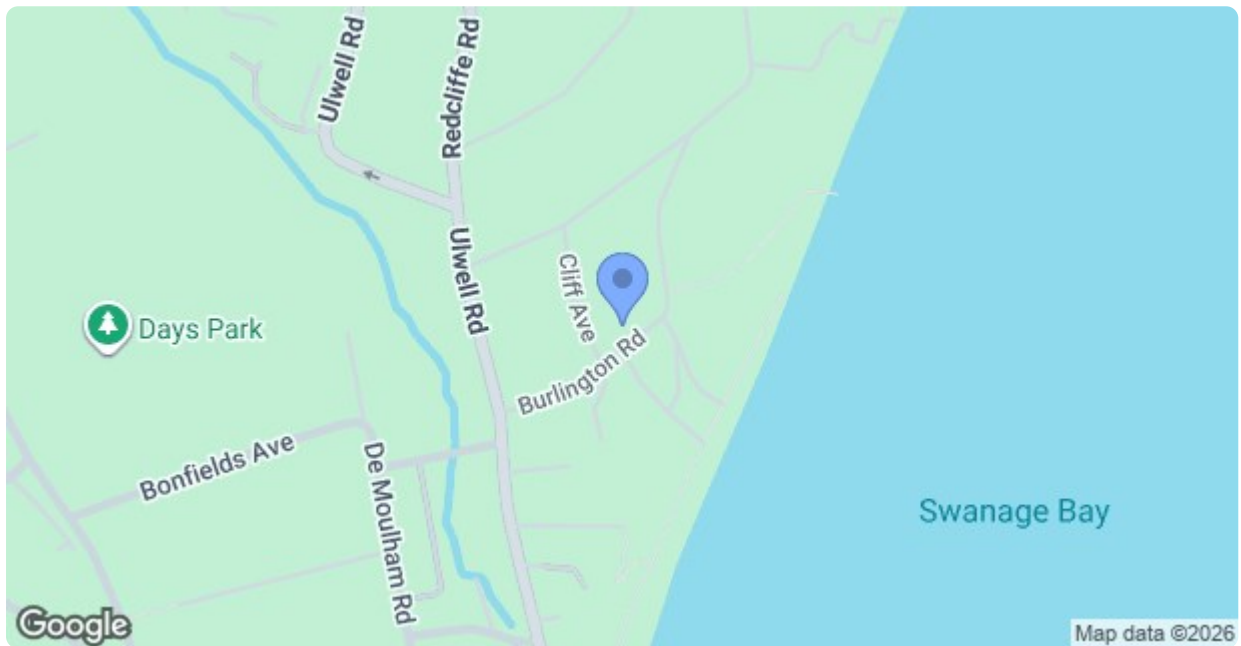
The Property Misdescription Act 1991

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. An appointment to view should be made and all negotiations conducted through Miles & Son





First Floor



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