



**1 Burlington Road**

Swanage, BH19 1LR



**Share of Freehold**

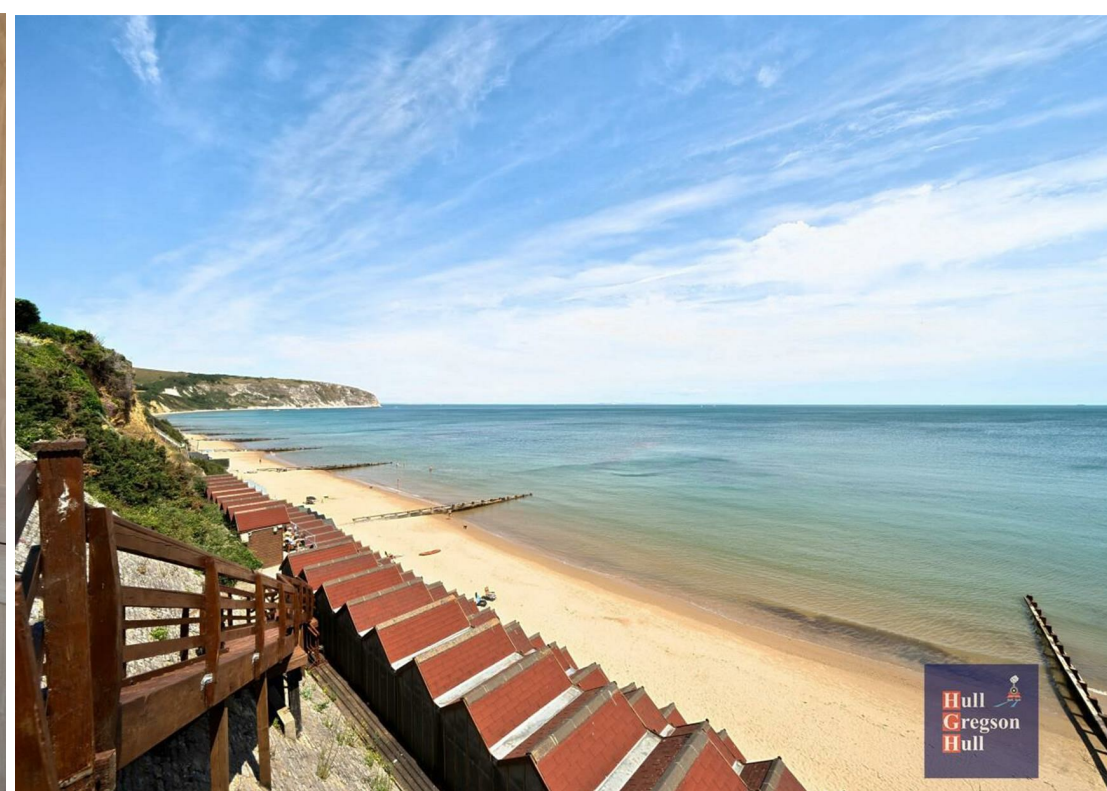




# 1 Burlington Road

Swanage, BH19 1LR

- Spacious Top Floor Apartment
- BEACH HUT INCLUDED
- Burlington Area of North Swanage
- Lounge with Decked and Juliet Balconies
- Bright and Airy Accommodation
- Two Double Bedrooms
- En Suite Shower and Bathroom
- Garage and Visitor Parking
- Communal Garden
- Lift Access







We are pleased to present this TWO BEDROOM TOP FLOOR APARTMENT with BALCONY, GARAGE and PRIVATE BEACH HUT with PANORAMIC VIEWS ACROSS SWANAGE BAY. Suncliffe Court is a gated complex of twelve residential apartments, located on Burlington Road a short stroll via Burlington Chine to Swanage North Beach.

A secure main entrance gives access into the block with lift or stairs rising to the second floor. Enter the hallway of this bright and airy apartment which has pleasant views from all rooms.

Immediately ahead, the kitchen, with a view to Ballard Down, comprises a range of worktops, wall and base cupboards and tiled splash backs. Integral appliances include dishwasher, washer/dryer and fridge/freezer, oven with gas hob and filtration hood over. There is space for a breakfast table and chairs with more formal dining area allowed in the lounge room.



Beside the kitchen, the spacious lounge has French doors opening to reveal, firstly, a Juliet balcony and then a second decked balcony with space to sit and admire countryside and sunsets. The lounge has a very open aspect giving it the air of space and light.

Adjacent to the lounge is westerly facing Bedroom Two with which has space for freestanding furniture and a double bed, conversely a single guest bed plus office or study area. Alongside the Bathroom has fully tiled walls and comprises a white suite of panelled bath with shower over, pedestal basin and WC.

Finally, at the end of the hallway, the Main Bedroom. The room is a bright and airy with ample storage provided by wardrobes and over bed cupboards. In addition, a smart, recently updated en suite shower room has fully tiled walls, step-in shower, wash basin within a vanity unit and WC.

Outside, the garage has a light and power and measures 5.1m x 2.4m internally and includes a vaulted roof offering plenty of extra storage space for kayaks and bikes. There are some visitor parking spaces and also well-tended and sheltered communal gardens.

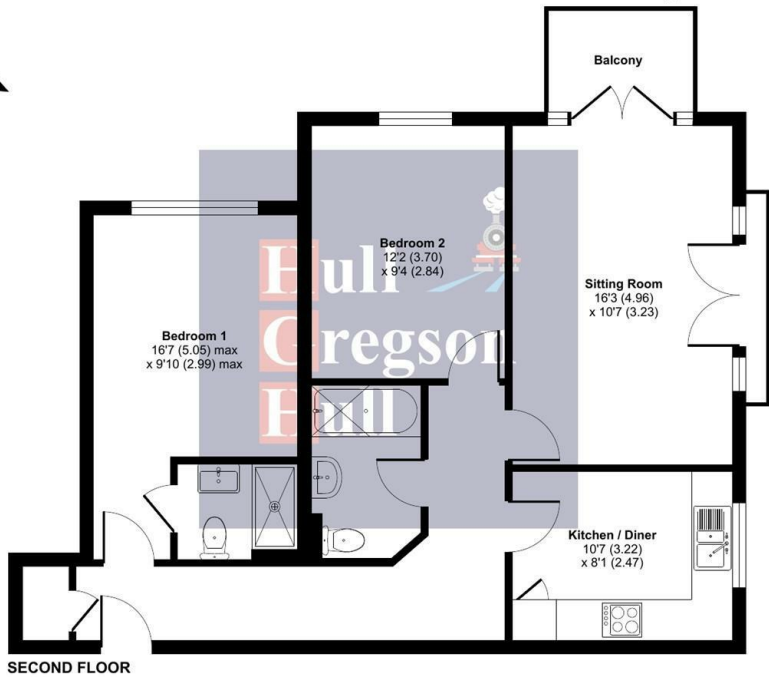
The apartment also comes with the advantage of a private beach hut approached from the promenade (Beach Hut 55). The beach hut, on the second tier has the benefit of an electricity supply and a roller shutter door for security. On the level below is a communal water supply, shower hut and WC. There is an annual charge of £250 per hut owner to cover the cost of electricity and water supply.

This is a fine opportunity to acquire not only a splendid modern apartment with garage, but also much sought-after beach hut from which to admire the views stretching from Ballard Down to Peveril Point and across the bay to the Isle of Wight.



Burlington Road, Swanage, BH19

Approximate Area = 726 sq ft / 67.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1318466

Sitting Room 16'3" x 10'7" (4.96 x 3.23)

Kitchen/ Diner 10'6" x 8'1" (3.22 x 2.47)

Bedroom One 16'6" x 9'9" (5.05 x 2.99)

En Suite Shower Room

Bedroom Two 12'1" x 9'3" (3.70 x 2.84)

Bathroom

Garage 16'8" x 7'10" (5.1m x 2.4m )

Beach Cabin

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. This property there is a

Property type: Top Floor Apartment

Property construction: Standard

Tenure: Apartment: Share of freehold with a maintenance charge of £1,700 per annum which includes buildings insurance.. This property has a restriction on pets and has a restriction on letting. Beach Hut: Leasehold with a 125 year lease from 2000 and a ground rent of £250 per annum. Beach Hut charge includes electricity, water supply, maintenance and insurance and is currently £250 per annum

Council Tax: Apartment: Band D

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
checker.ofcom.org.uk/

Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

