## Burlington Road

, BH19 1LR

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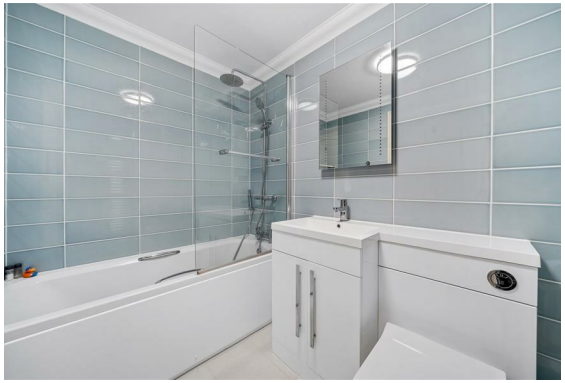
**£395,000 Leasehold - Share of Freehold**

Hull Gregson Hull

# Burlington Road

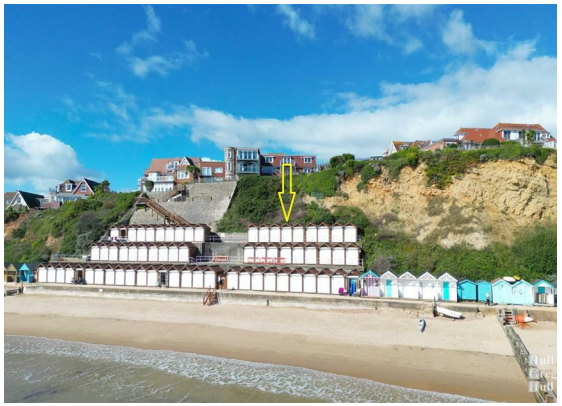
, BH19 1LR

- Well-Presented Two Bedroom Apartment
- No Forward Chain
- Two Balconies
- Garage and Parking Space
- Separate Beach Hut at Burlington Chine
- Located Close to Local Amenities
- A Stone's Throw from the Beach
- Gated Access
- Well-Proportioned
- Bus Stop Nearby



Situated within the charming and secure gated development of Suncliffe Court, this beautifully presented apartment enjoys an enviable location just a short stroll from Burlington Chine Beach. Offered with no forward chain, the property benefits from TWO PRIVATE BALCONIES, a GARAGE, ALLOCATED PARKING SPACE, and the rare addition of its own BEACH HUT on Highcliffe Beach, making it an ideal coastal retreat or holiday home.

Accessed via well-maintained communal hallways with both stairs and lift service to the first floor, the apartment opens into a welcoming entrance hall featuring ample built-in storage, perfect for beach equipment and outdoor gear. Neutral flooring and crisp white décor create a bright, contemporary atmosphere with a subtle coastal feel.



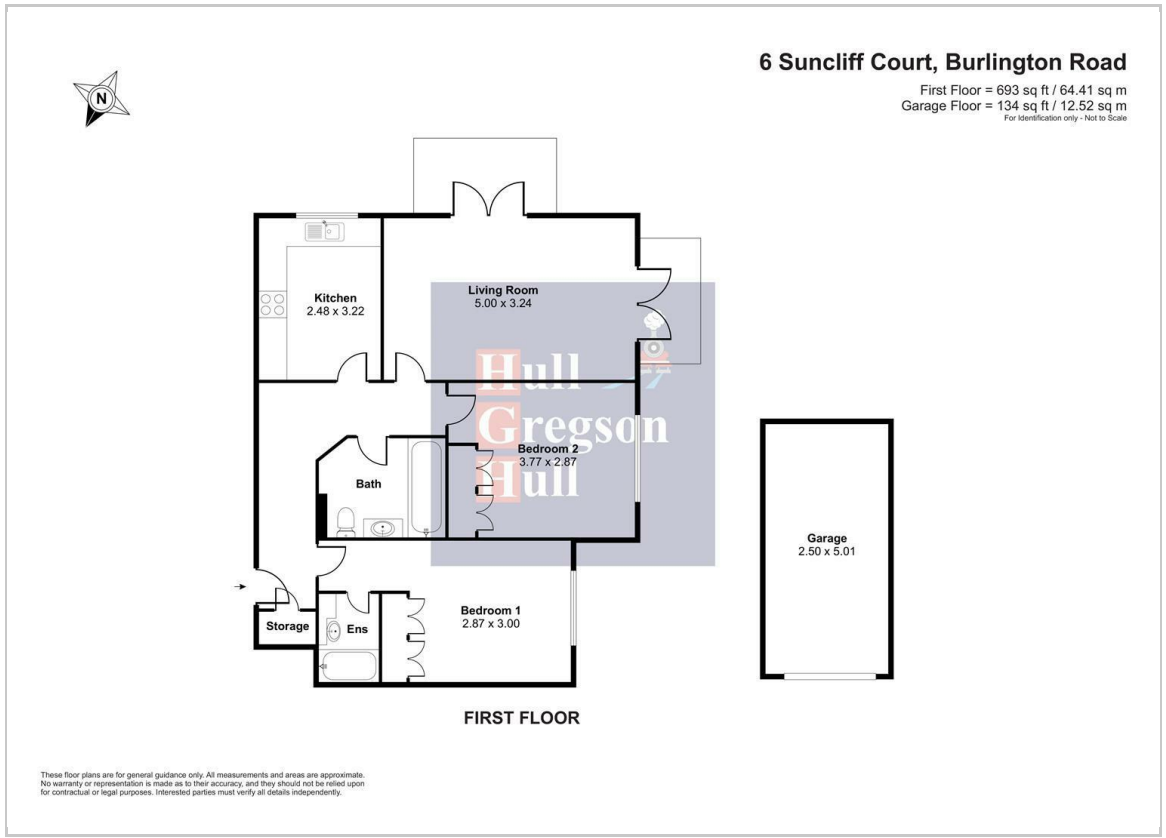
The spacious living room is flooded with natural light through French doors leading onto two private balconies. The room comfortably accommodates generous seating, entertainment furniture, and a dining area, while the balconies provide excellent spaces for bistro furniture, ideal for al fresco breakfasts or relaxing evening drinks.

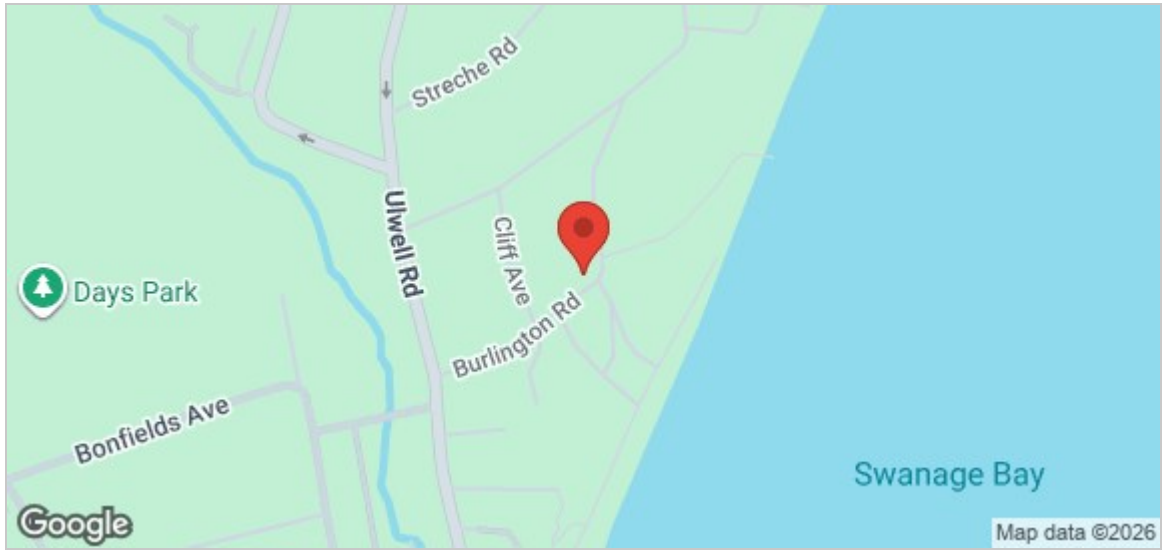
Leading from the living room, the kitchen is bright and well-appointed, offering a range of base and wall-mounted units, an inset sink, oven and gas hob, together with space and plumbing for both a washing machine and dishwasher. There is also room for a breakfast table and chairs, creating a practical and sociable kitchen space.

The principal bedroom is a well-proportioned double room featuring built-in double wardrobes and a modern en-suite bathroom fitted with a contemporary white suite. The second bedroom is also a generous double and benefits from built-in double wardrobes.

Completing the accommodation is a stylish family bathroom.

Beautifully maintained throughout and occupying a highly sought-after coastal location, this attractive apartment offers a superb opportunity to acquire a seaside home with exceptional lifestyle benefits. The property comes with no onward chain.




## Living Room
16'4" x 10'7" (5.00 x 3.24)

## Kitchen
8'1" x 10'6" (2.48 x 3.22)

## Bathroom

## Bedroom One
9'4" x 9'10" (2.87 x 3.00)

## Bedroom Two
12'4" x 9'4" (3.77 x 2.87)

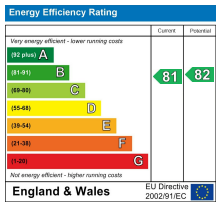
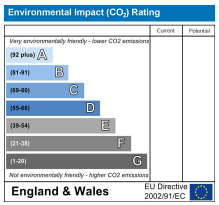
## Ensuite

## Storage

## Garage
8'2" x 16'5" (2.50 x 5.01)

## Beach Hut Included
The Beach hut includes a small annual service charge of £250 P.A.

## 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. We are advised that the owners own a share in the freehold and maintenance charge is £1700 per annum. Pets are not permitted. Letting is not permitted.

Property type: Apartment
Property construction: Standard
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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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 firms employment has the authority to make or give any representation or warranty in respect of the property.