

Burlington Road

Swanage, BH19 1LR



£250,000 Leasehold



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- Substantial Two Bedroom Apartment
- Parking Space for Two Cars
- Two Balconies
- No Onward Chain
- Spacious Living Accommodation
- Close to Burlington Chine Beach
- Two Double Bedrooms
- Ideal First Time Buy or Investment Purchase
- Moments from Town Centre
- Nearby Local Transport Links





A charming two-bedroom apartment with a distinctive coastal feel and excellent outdoor space, located on the sought-after Burlington Road, close to Burlington Chine beach and a short walk to the town centre. Uniquely, the property benefits from two private balconies, both featuring attractive white balustrading and offering pleasant spots to sit and enjoy the surroundings. The balconies are accessed directly from the living room and second bedroom, and provide a particularly appealing feature for those seeking a home or holiday property in Swanage.

The property is accessed through a communal entrance hall and stairs then rise to the first floor. Upon entering the internal door, we are welcomed to the bright and generously proportioned living room, finished in a clean and neutral style



attractive ceiling corning. The room benefits from excellent natural light through the double doors opening onto the private balcony, creating a serene spot to enjoy coffee or an evening tipple in the fresh air.

The generous living space provides plenty of flexibility for comfortable seating and additional free-standing furniture. The balcony also provides pleasant views across the surrounding rooftops, further enhancing the light and airy feel of this appealing reception room.

The living area then flows naturally into the kitchen, another generous space with plumbing for a washing machine, plenty of space for a fridge/freezer, oven and hob, as well as ample worktop space and storage. There is space for a breakfast table, and the Velux-style window allows plenty of light to fill the space, making this a warm and welcoming environment for making meals and enjoying time together.

The principal bedroom is especially generous, with space for a super kings size bed and plenty of freestanding storage. The second bedroom boasts a private balcony and is another well-proportioned bedroom, ideal for guests or as a home office. The bathroom is modern and spacious, comprising a panelled bath and shower over with W.C., and wash basin. Conveniently, the main hallway has built-in storage for storing linen and towels.



The property enjoys a peaceful residential setting, while its attractive exterior, traditional tiled roof and characterful detailing give it considerable kerb appeal. The added benefit of a parking space for two cars making this property a comfortable first time buy, investment purchase or an ideal holiday home.

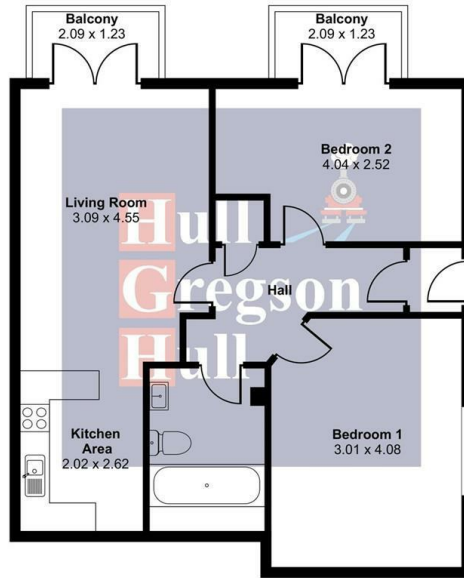
Situated on Burlington road, the property benefits from close proximity to the beach, town centre and transport links. Viewing is highly recommended.



Burlington Road, Swanage, BH19

Approximate Total Area = 615.56 sq ft / 57.67 sq m

For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

Kitchen Area

6'7" x 8'7" (2.02 x 2.62)

Living Room

10'1" x 14'11" (3.09 x 4.55)

Balcony

6'10" x 4'0" (2.09 x 1.23)

Bedroom One

9'10" x 13'4" (3.01 x 4.08)

Bedroom Two

13'3" x 8'3" (4.04 x 2.52)

Balcony

6'10" x 4'0" (2.09 x 1.23)

Bathroom

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 property is leasehold with £1600 per annum service charge and £75 ground rent. Long and short lets permitted. Pets permitted. 999 years on the lease from 2000.

Property type: Apartment

Property construction: Standard

Mains Electricity

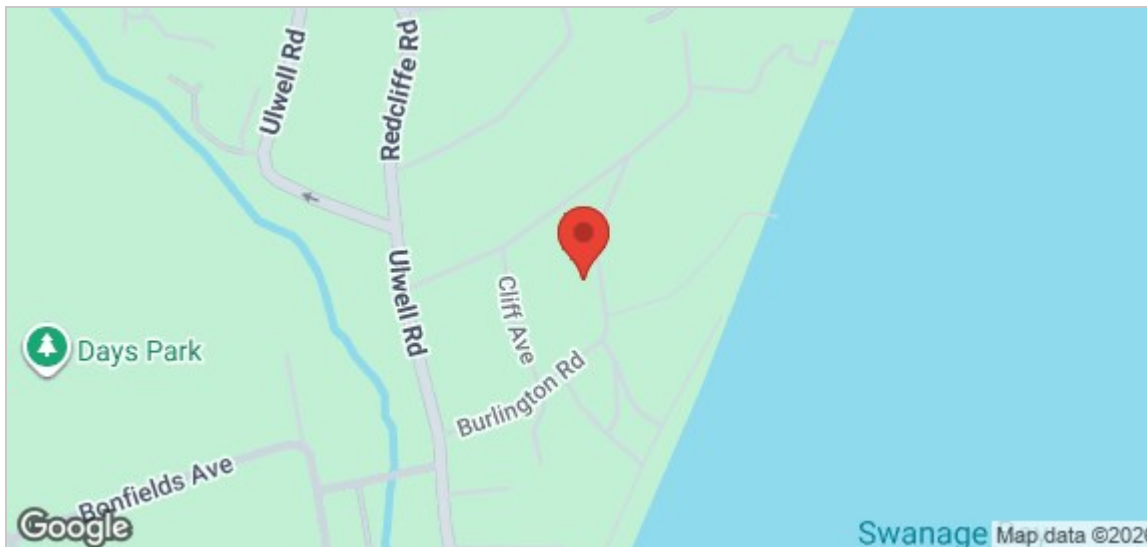
Mains Water & Sewage: Supplied by Wessex Water

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.



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	

Environmental impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	