







**Burlington Road**

Swanage, BH19 1LT

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**£825,000 Leasehold**

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# Burlington Road

Swanage, BH19 1LT

- Five Bedroom Maisonette Over Multiple Levels
- Panoramic Views Across Swanage Bay
- Well-Proportioned Living Accommodation
- Flexible Layout Suitable for Modern Living
- Private Garage and Parking Space
- Balcony With Sea Views
- Close to Local Amenities
- Easy Access to Coastal and Cliff-Top Walks
- Suitable as a Main Residence, Second home, or Investment
- Opportunity for Multi-Generational Living

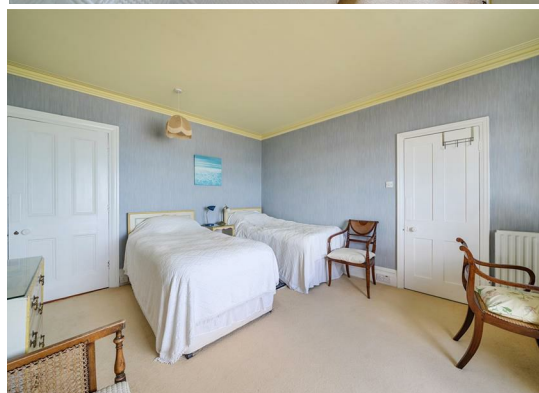




Measuring at an incredible 2307 sq. ft, this beautifully positioned maisonette with STUNNING SEA VIEWS and SEA FACING BALCONY would make the perfect main residence or holiday home!

Occupying an elevated setting, this impressive home enjoys truly outstanding panoramic views across Swanage Bay, stretching along the coastline and towards the rolling Purbeck Hills. The outlook is a defining feature of the property, providing an ever-changing backdrop of sea and sky that can be appreciated from multiple principal rooms.

The accommodation is both extensive and highly versatile, arranged over multiple levels and offering generous proportions throughout. A private entrance door provides access into the property, with handy drying room / beach store located at the back of the entrance hallway. Stairs then ascend to the first floor.



The first floor landing is exceptionally spacious, with a door immediately on the right, providing access to the impressive living area. The living room is well-proportioned and offers exceptional sea views over the bay! To the right, a private balcony, with Southerly facing aspect - imagining watching the sea glistening



from here. Truly the perfect place to relax and unwind with a cold glass after a long day at the beach. Even at night time, expect to see twinkling stars and lights over the town and in winter, the spectacular Swanage Pier lights.

Elsewhere on the first floor, Bedroom One, a generously sized double with westerly facing aspect allowing for plenty of natural light, Bedroom Two, with scenic sea views and an ensuite bath and shower room. A Dining Room, making the perfect place to entertain your guests whilst enjoying views of the rolltop Purbeck Hills.

The modern fitted Kitchen offers a range of wall and base level units to include an integral gas oven and grill with four ring gas hob with overhead extractor. Included is a newly installed gas boiler. Lastly, a fitted breakfast bar. Completing the first floor is a spacious shower room with wash hand basin, WC, new boiler and washing machine.

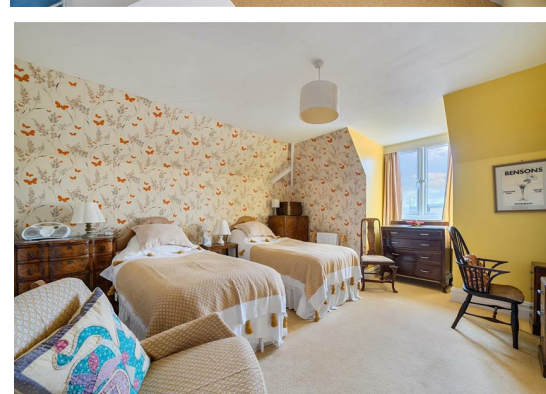
Stairs ascend to the second floor where three additional bedrooms and an additional bathroom can be found. Located just off the stairs is an attic store room. Bedroom Three is a sizeable double with Dorma style window offering views towards the Purbeck Hill. Bedroom four is a spacious double, currently arranged as a study, but equally suited as a playroom or additional bedroom. The room enjoys a stunning sea view, which may prove a delightful distraction from any work. Bedroom Five, a lovely single bedroom with sea views.

Lastly, the second floor bathroom, with panelled bath, wash hand basin and WC included.

Externally, the driveway allows a parking space adjacent to the private entranceway. Opposite, a Garage with power and light and an off road exclusive parking space to the front.

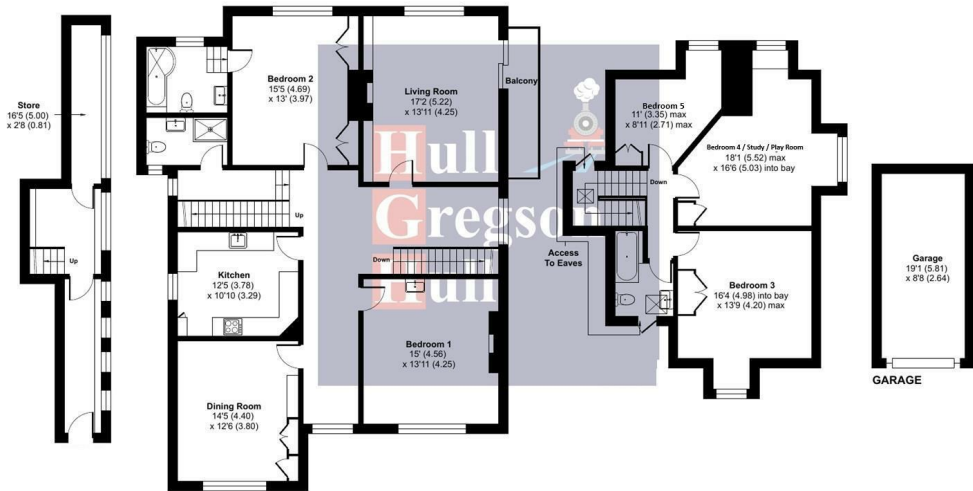
The property is located in Burlington Road, a highly desirable location at a close proximity to the town centre and beach. The town centre offers a range of shops, cafes and it's annual entertainment schedule, is one of the absolute best that Dorset has to offer!

This property is truly an exceptional residence and is one that must be viewed to be fully appreciated. The overall size, superb location and panoramic views will be a continuous delight for any buyer. Please call Hull Gregson Hull to arrange your private viewing today!



## Burlington Road, Swanage, BH19

Approximate Area = 2307 sq ft / 214.3 sq m  
 Garage = 165 sq ft / 15.3 sq m  
 Total = 2472 sq ft / 229.6 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). © nrichcom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1435993

### Entrance Hallway

Store 16'4" x 2'7" (5.00 x 0.81)

Living Room 17'1" x 13'11" (5.22 x 4.25)

Dining Room 14'5" x 12'5" (4.40 x 3.80)

Balcony (Southerly Facing with Sea Views)

Kitchen 12'4" x 10'9" (3.78 x 3.29)

Bedroom One 14'11" x 13'11" (4.56 x 4.25)

Bathroom (First Floor)

Bedroom Two 15'4" x 13'0" (4.69 x 3.97)

En-Suite (Bedroom Two)

Bedroom Three 16'4" x 13'9" (4.98 x 4.20)

Bedroom Four / Study / Play room 18'1" x 16'6" (5.52 x 5.03)

Bedroom Five (Single) 10'11" x 8'10" (3.35 x 2.71)

Bathroom (Second Floor)

Garage 19'0" x 8'7" (5.81 x 2.64)

Two Parking Spaces

### 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 understand that there are 134 years left on the lease and that there is currently no ground rent payable. The service charge is approximately £624 per annum to cover the cost of the buildings insurance (property acquires 45% of the overall sq ft of the building). Any maintenance to the block is done on an as and when basis.

Property type: Maisonette

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas central Heating

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

