



Burlington Road
BH19 1LR

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

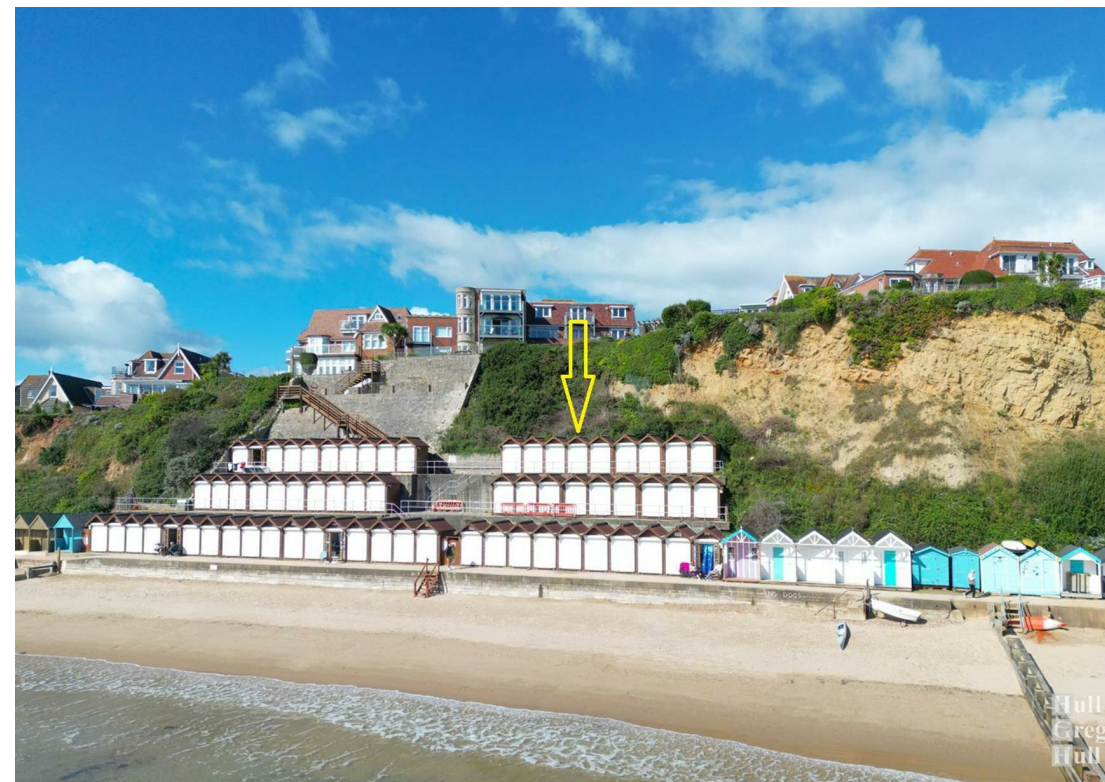
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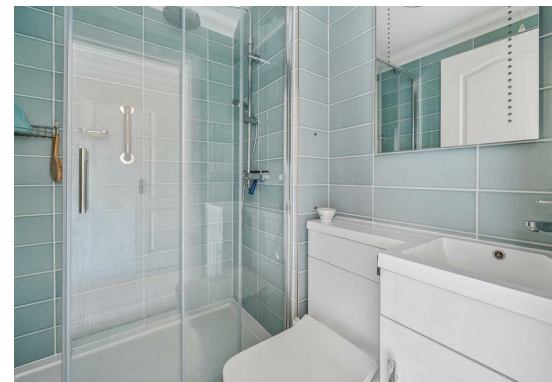


Burlington Road

, BH19 1LR

- Two Bedroom First Floor Apartment with Lift Access
- Short Distance from North Beach via Burlington Chine
- Westerly and Southerly Facing Balconies
- Bathroom and En Suite Shower Room
- Well-Presented Throughout
- Garage and Parking Space
- Residential Block with Communal Gardens
- Beach Hut at Burlington Chine Included
- Gated Access
- No Forward Chain





**** LOVELY APARTMENT IN CLOSE LOCATION TO THE BEACH, GARAGE AND BEACH HUT****

Situated within the charming and secure gated development of Suncliffe Court, this **BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT** has **LIFT ACCESS** and 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**, 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 built-in storage. 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 southerly and westerly facing balconies provide excellent spaces for bistro furniture, ideal for al fresco breakfasts or relaxing evening drinks.

Adjacent to 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 table and chairs, creating a practical kitchen/breakfast space.

The Principal Bedroom is a well-proportioned double room featuring built-in double wardrobes and a modern en-suite shower room fitted with a large shower tray with glazed screen, wash basin and W.C. The walls are fully tiled.

The Second Bedroom is also good sized and benefits from built-in double wardrobes.

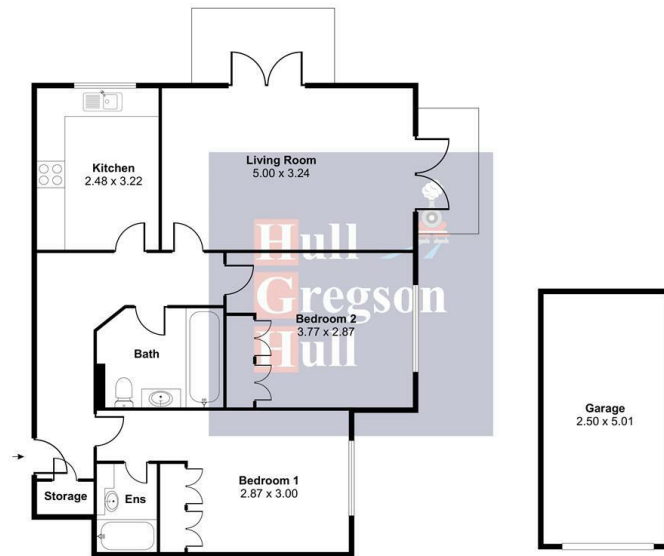
Completing the accommodation is a stylish family Bathroom comprising white suite of bath, combination wash basin and W.C. Walls are fully tiled.





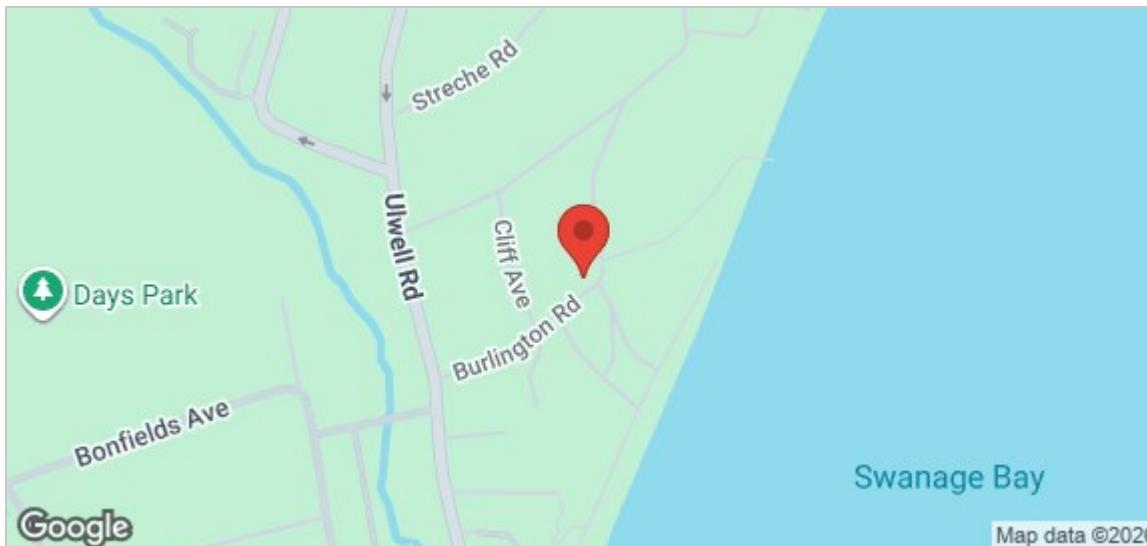
6 Suncliff Court, Burlington Road

First Floor = 693 sq ft / 64.41 sq m
Garage Floor = 134 sq ft / 12.52 sq m
For identification only - Not to Scale



FIRST FLOOR

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.



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A	B	C	A	B	C
1-10	11-15	16-20	1-10	11-15	16-20
21-25	26-30	31-35	21-25	26-30	31-35
36-50	51-65	66-80	36-50	51-65	66-80
81-100	101-120	121-150	81-100	101-120	121-150
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		