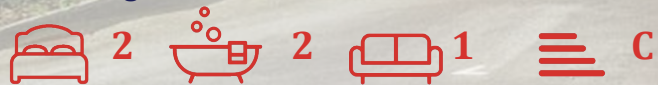


**Burlington Road**

Swanage, BH19 1LR



**Leasehold**

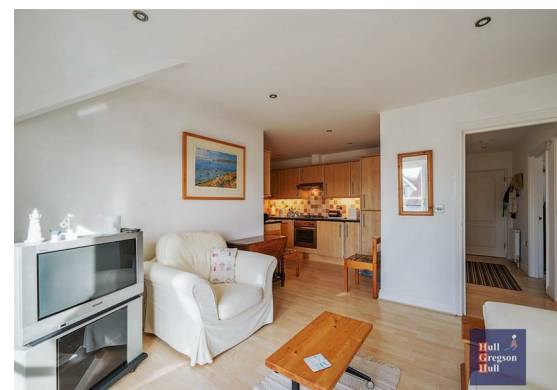
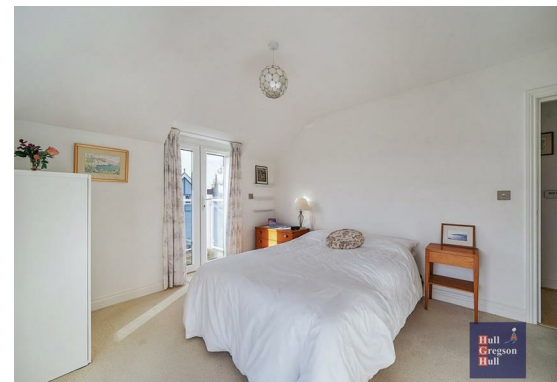


## Burlington Road

Swanage, BH19 1LR

- Sea and Countryside Glimpses
- Allocated Parking
- Top Floor Apartment
- Lift Access
- Close to Local Amenities
- Spacious Open Plan Living Area
- Private Balcony
- Bright Interiors with Floor to Ceiling Window
- No Forward Chain
- Short Walk to the Beach





We are delighted to present this BRIGHT and ATTRACTIVE top-floor apartment with FAR REACHING WESTERLY VIEWS from a PRIVATE BALCONY. Nestled on the outskirts of Swanage Town Centre and a short distance from the beach at Burlington Chine the property benefits from TWO DOUBLE BEDROOMS, one with EN-SUITE BATHROOM, a SEA GLIMPSE from the main bedroom, an OPEN-PLAN KITCHEN/LIVING ROOM with westerly facing Juliette Balcony, LIFT ACCESS and ALLOCATED PARKING SPACE.

The lift or stairs bring you to the



second floor of Burlington Court where you are welcomed into the light and inviting hallway leading to Bedroom Two. This is a good-sized double room, ideal for guest accommodation. Just opposite is the family bathroom, complete with bath tub and shower over, W.C., and wash basin. Next, you are led through the hallway, past a convenient storage cupboard which houses the boiler, into the living space. There is a U-Shaped Kitchen area with base and eye-level storage cupboards, four ring gas hob and oven, dishwasher and inset sink. The kitchen flows effortlessly into the Lounge/Diner where there is space for a 2 seater sofa coffee table and TV as well as a dining table and chairs. Most notably, the lounge has a feature Juliette balcony with a pleasant view to the Purbeck Hills and the West.

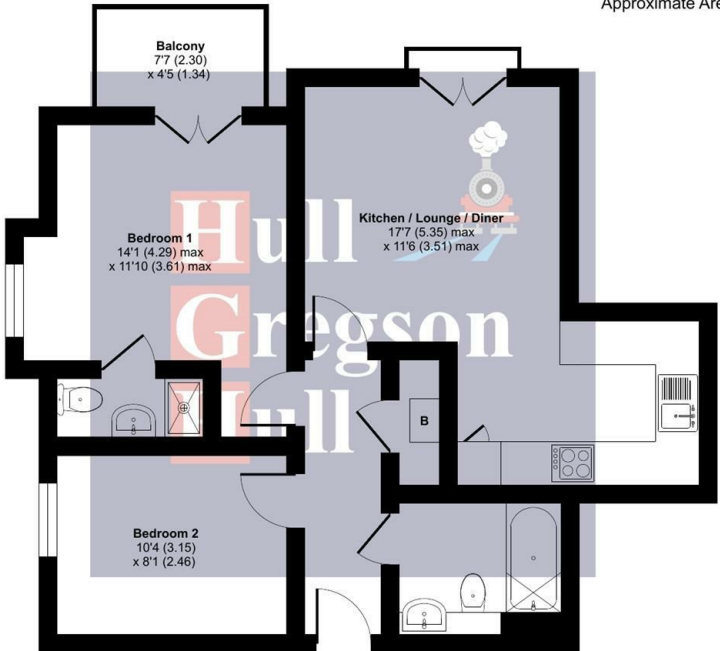


Bedroom One is a bright yet cosy room with French doors onto a balcony enticing plenty of sunshine and airflow into the property. The westerly facing balcony is the pinnacle of this room, with space for a bistro table and chairs to sit and enjoy a glass of something chilled after a long hot day. A floor to ceiling window presents far reaching southerly views over Swanage and a sea glimpse. Completing Bedroom One is an ensuite shower room, with W.C. and wash basin

The apartment also benefits from an allocated parking space.

Burlington Road, Swanage, BH19

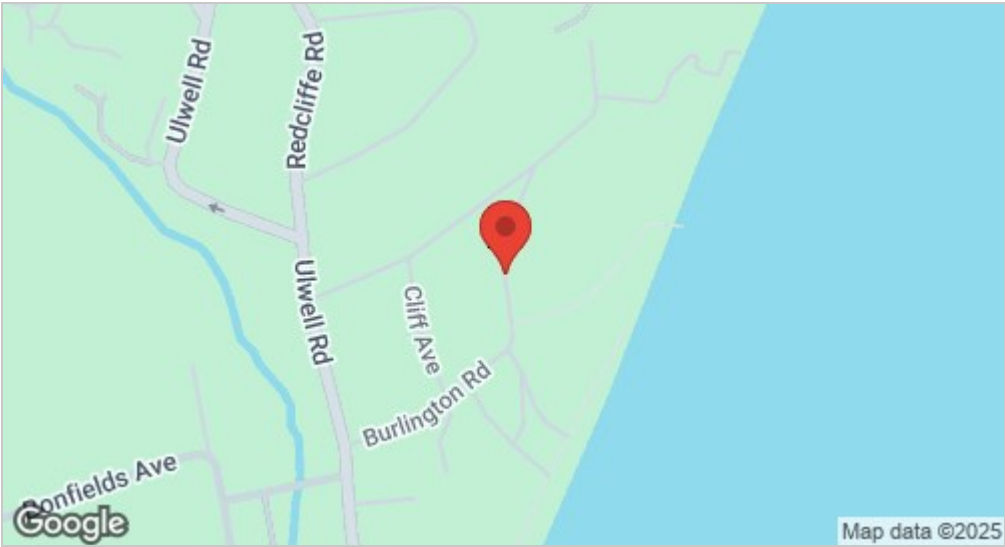
Approximate Area = 595 sq ft / 55.2 sq m  
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1236619



**Kitchen/Lounge/Diner 17'6" x 11'6" (5.35 x 3.51)**

**Bedroom 1 14'0" x 11'10" (4.29 x 3.61)**

**En Suite**

**Balcony 7'6" x 4'4" (2.30 x 1.34)**

**Bedroom 2 10'4" x 8'0" (3.15 x 2.46)**

**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.

- Property type: Apartment
- Property construction: Standard
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Gas Central Heating
- Tenure: Leasehold Term: Approx 125 years as of 2006 Ground rent: £150 Per annum. Long Lets Permitted, No Holiday Lets or Pets Allowed.
- Maintenance charge £700 per annum
- Council Tax: Band C
- 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.

