



Burlington Road

Swanage, BH19 1LT



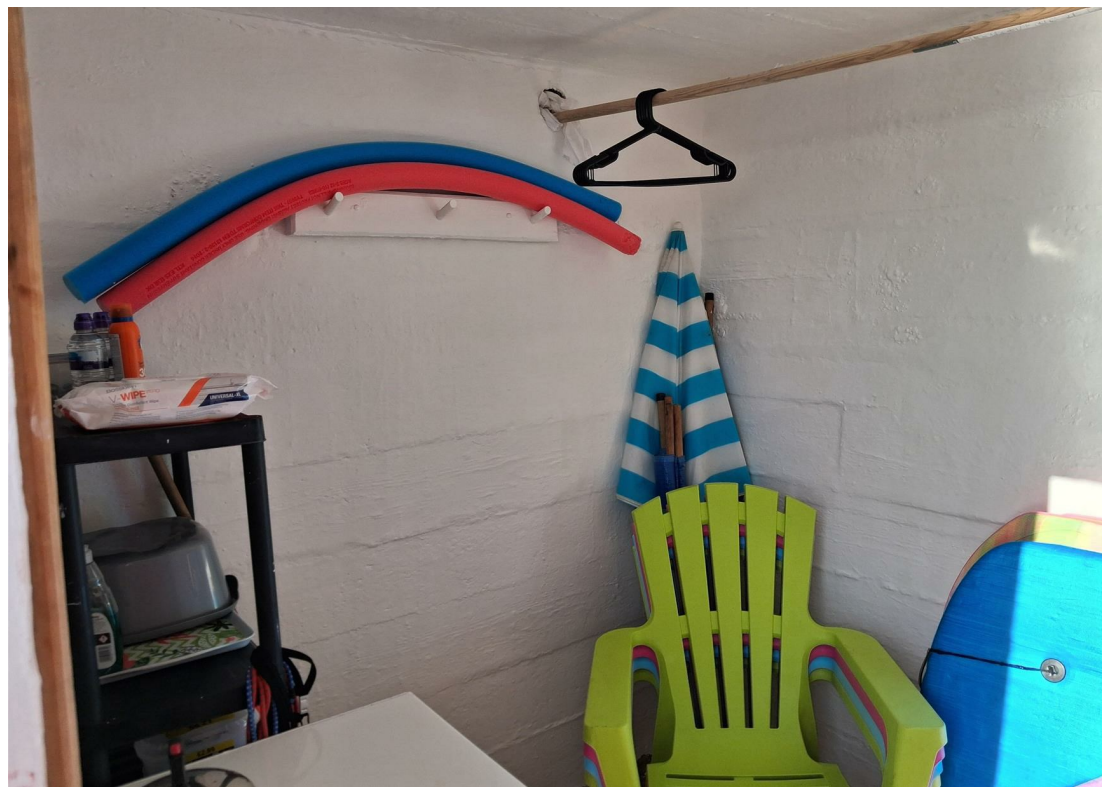
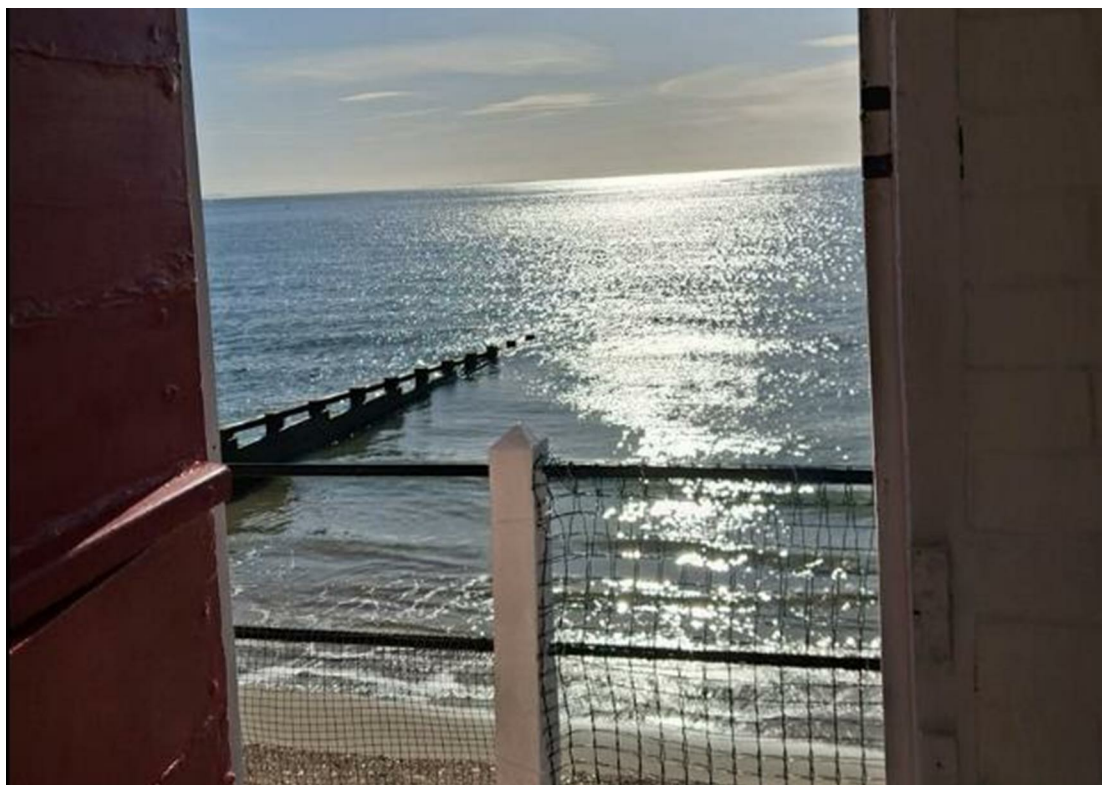
£70,000 Leasehold

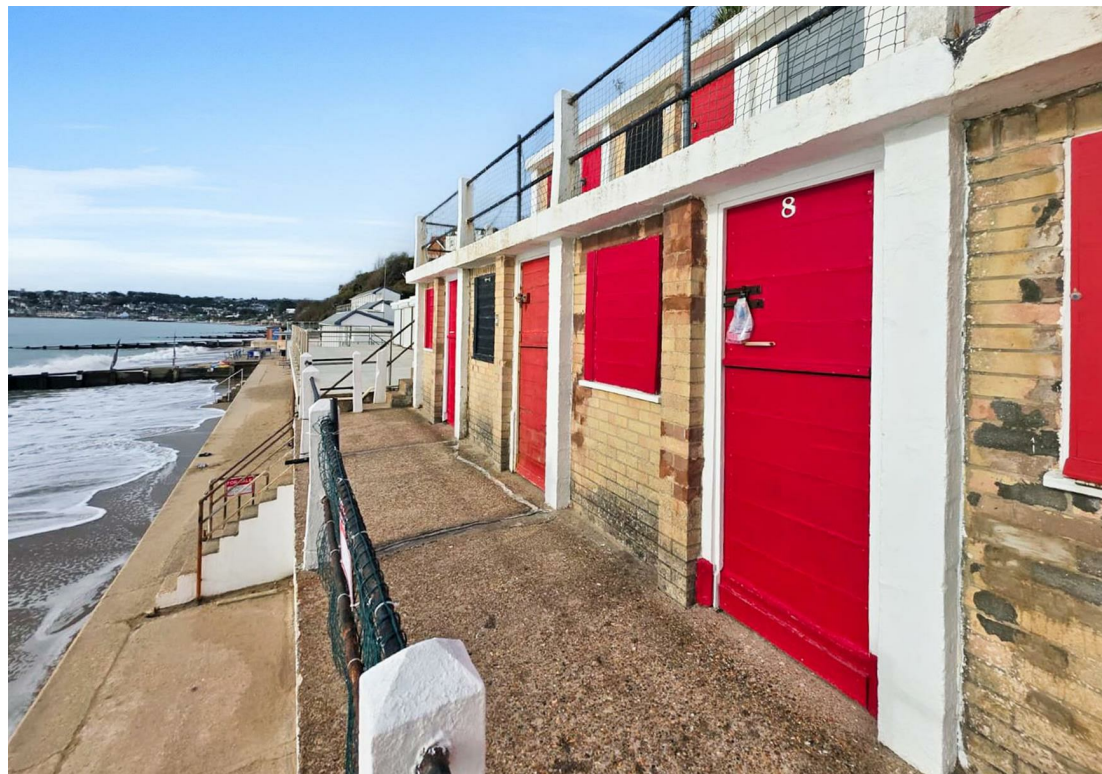


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- Beach Hut
- Prime Position
- A beautiful Panoramic View from Ballard Down, sweeping across the Bay to Pevril Point, with the Isle of Wight in the Distance
- Within a Short Stroll to Two Cafe's
- Close to Public Conveniences
- Perfect For Relaxation
- Low Maintenance
- A short walk from the town and amenities





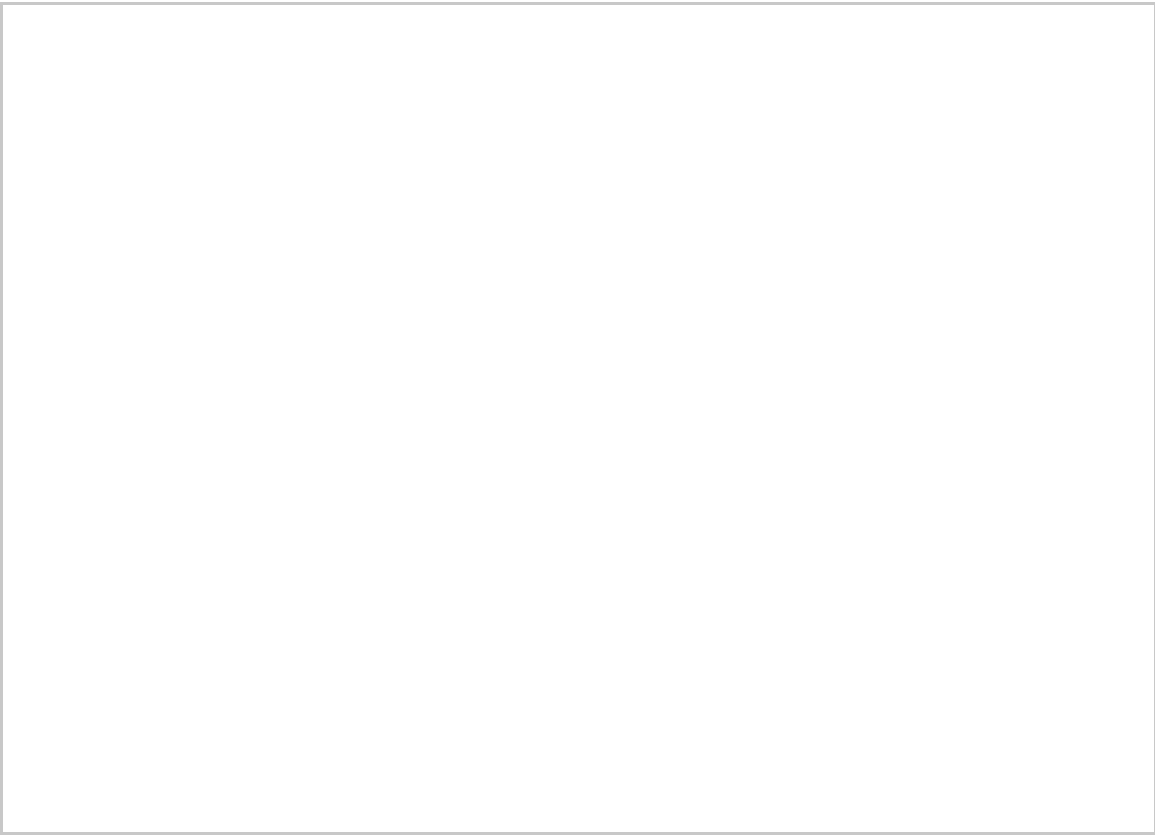
8 Ballard Beach Cabins is a delightful beach hut situated in a sought-after coastal position along Burlington Road, Swanage, Dorset. Forming part of the popular Ballard Beach Cabins, the property enjoys an enviable location close to the beach and Swanage seafront.

The cabin provides a compact and versatile leisure space, ideal for enjoying days by the coast, with space for relaxing, changing and storing beach equipment. The beach hut measures approximately 2.3m x 2m (7'6" x 6'6").

Swanage is a popular Dorset seaside resort situated on the Isle of Purbeck,

renowned for its sandy beach, attractive seafront, coastal walks and range of leisure facilities. The cabin's coastal location offers easy access to the beach and provides an excellent base from which to enjoy the many attractions of the area.

Swanage town centre is also within easy reach, offering a good selection of independent shops, cafés, restaurants and everyday amenities, together with the wider attractions of the Isle of Purbeck close at hand.



BEACH HUT

Measurements

7'6" x 6'6" (2.3 x 2)

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. There is an annual ground rent to pay of £18.

Property type: Beach Hut
Property construction: Concrete
Heating Type: n/a

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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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		