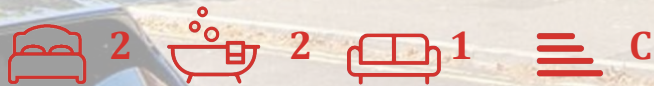


1 Burlington Road

Swanage, BH19 1LR



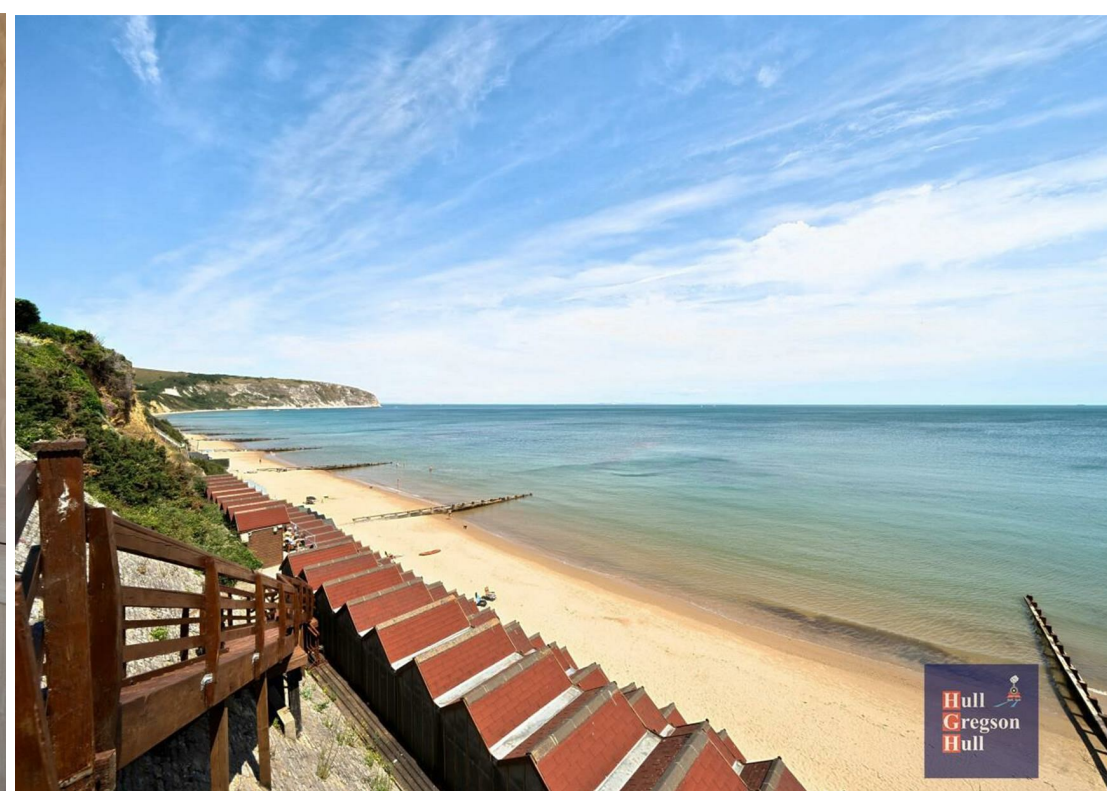
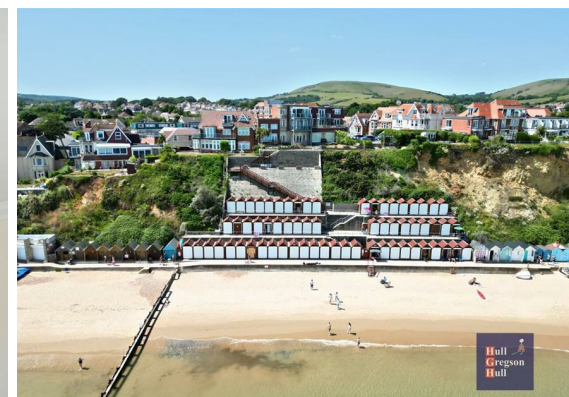
**£395,000 Share of
Freehold**



1 Burlington Road

Swanage, BH19 1LR

- Spacious Top Floor Apartment
- BEACH HUT INCLUDED
- Burlington Area of North Swanage
- Lounge with Decked and Juliet Balconies
- Bright and Airy Accommodation
- Two Double Bedrooms
- En Suite Shower and Bathroom
- Garage and Visitor Parking
- Communal Garden
- Lift Access





We are pleased to present this TWO BEDROOM TOP FLOOR APARTMENT with BALCONY, GARAGE and PRIVATE BEACH HUT with PANORAMIC VIEWS ACROSS SWANAGE BAY. Suncliffe Court is a gated complex of twelve residential apartments, located on Burlington Road a short stroll via Burlington Chine to Swanage North Beach.

A secure main entrance gives access into the block with lift or stairs rising to the second floor and enter the hallway of this bright and airy apartment which has pleasant views from all rooms.

Immediately ahead, the kitchen, with a view to Ballard Down. comprising a range of worktops, wall and base cupboards and tiled splash backs. Integral appliances include dishwasher, washer/dryer and fridge/freezer, oven with gas hob and filtration hood over. There is space for a breakfast table and chairs with more formal dining area allowed in the lounge room.

Beside the kitchen, the spacious lounge has French doors opening to reveal, firstly, a Juliet balcony and then a second decked balcony with space to sit and admire countryside and sunsets. The lounge has a very open aspect giving it the air of space and light.



Adjacent to the lounge is westerly facing Bedroom Two with which has space for freestanding furniture and a double bed, conversely a single guest bed plus office or study area.

The Bathroom has fully tiled walls and comprises a white suite of panelled bath with shower over, pedestal basin and WC.

Finally, at the end of the hallway, the Main Bedroom. The room is a bright and airy with ample storage provided by wardrobes and over bed cupboards. In addition, a smart, recently updated en suite shower room has fully tiled walls, step-in shower, wash basin within a vanity unit and WC.

Outside, the garage has a light and power and measures 5.1m x 2.4m internally.

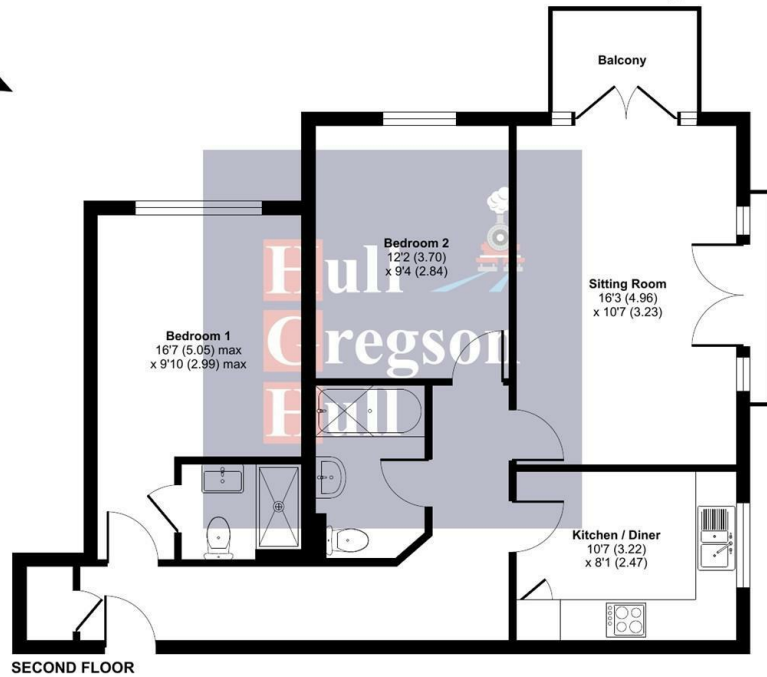
A vaulted roof offering plenty of extra storage space for kayaks and bikes. There are some visitor parking spaces and also well-tended and sheltered communal gardens.

The apartment also comes with the advantage of a private beach hut approached from the promenade (Beach Hut 55). The beach hut, on the second tier has the benefit of an electricity supply and a roller shutter door for security. On the level below is a communal water supply, shower hut and WC. There is an annual charge of £250 per hut owner to cover the cost of electricity and water supply.

This is a fine opportunity to acquire not only a splendid modern apartment with garage, but also much sought-after beach hut from which to admire the views stretching from Ballard Down to Peveril Point and across the bay to the Isle of Wight.



For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1318466



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs	76	78
(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		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions	76	78
(92 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		