



6 THE CHINES, BURLINGTON ROAD, SWANAGE
£295,000 Shared Freehold

This well presented apartment is situated on the first floor of a substantial detached block located in a fine position opposite Burlington Chine, which has direct access to the beach. The Chinese stands in its own grounds about 1.5 mile from the town centre and is within easy reach of open country and local convenience store. The original property dates back to the 20th Century and was extended and converted into separate apartments in recent years.

Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the south is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

TENURE We have not seen a copy of the lease but understand that whilst technically held on a 999 year from 2011, the lessees have acquired the freehold of the property and administer the day to day running of the block. There is a shared maintenance liability which amounts to £1,250pa, paid in two instalments. All lettings are permitted, pets at the discretion of the management company.



Presented throughout with a neutral decor to maximise the light and spatial feeling. This modern apartment is eminently suitable as an investment/holiday home as all lettings are permitted.

The hall leads to the spacious living room which enjoys a pleasant westerly aspect. The kitchen is fitted with a range of light wood units, contrasting worktops and integrated gas hob, electric oven with space and plumbing for fridge/freezer and a dishwasher.

There are two double bedrooms, the master is dual aspect whilst bedroom two is South facing. The family bathroom is fitted with a modern white suite including panelled bath with shower over.

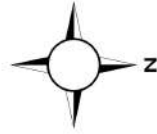
Outside, there are well maintained landscaped communal grounds with shrub and flower borders, dustbin area and dedicated parking space at the rear of the property.

VIEWING By appointment only please through Corbens, 01929 422284. The postcode for this property is **BH19 1LR**.

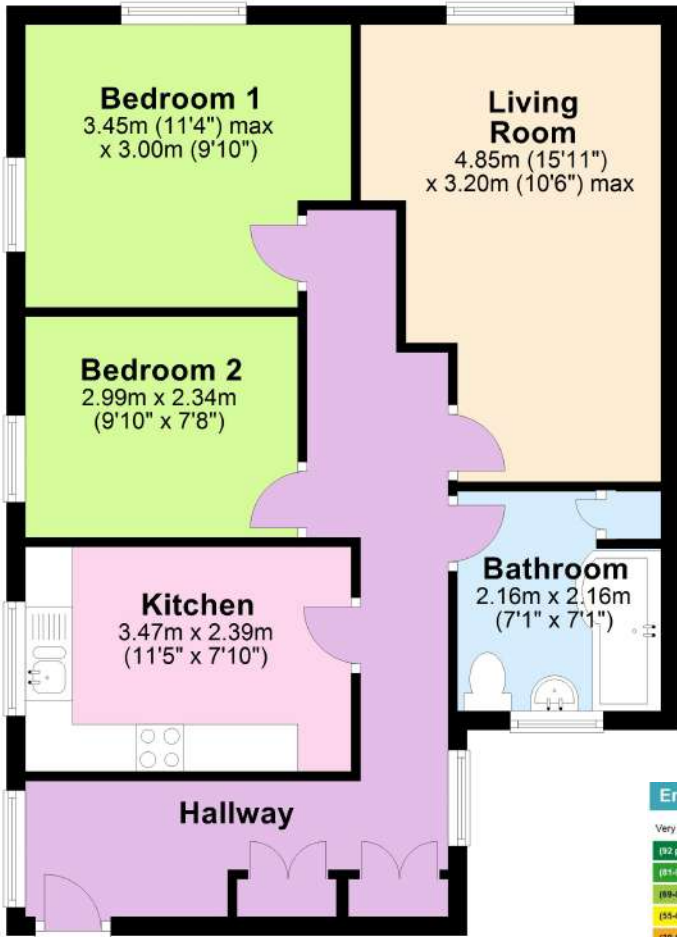
Property Reference BUR1558

Council Tax Band C

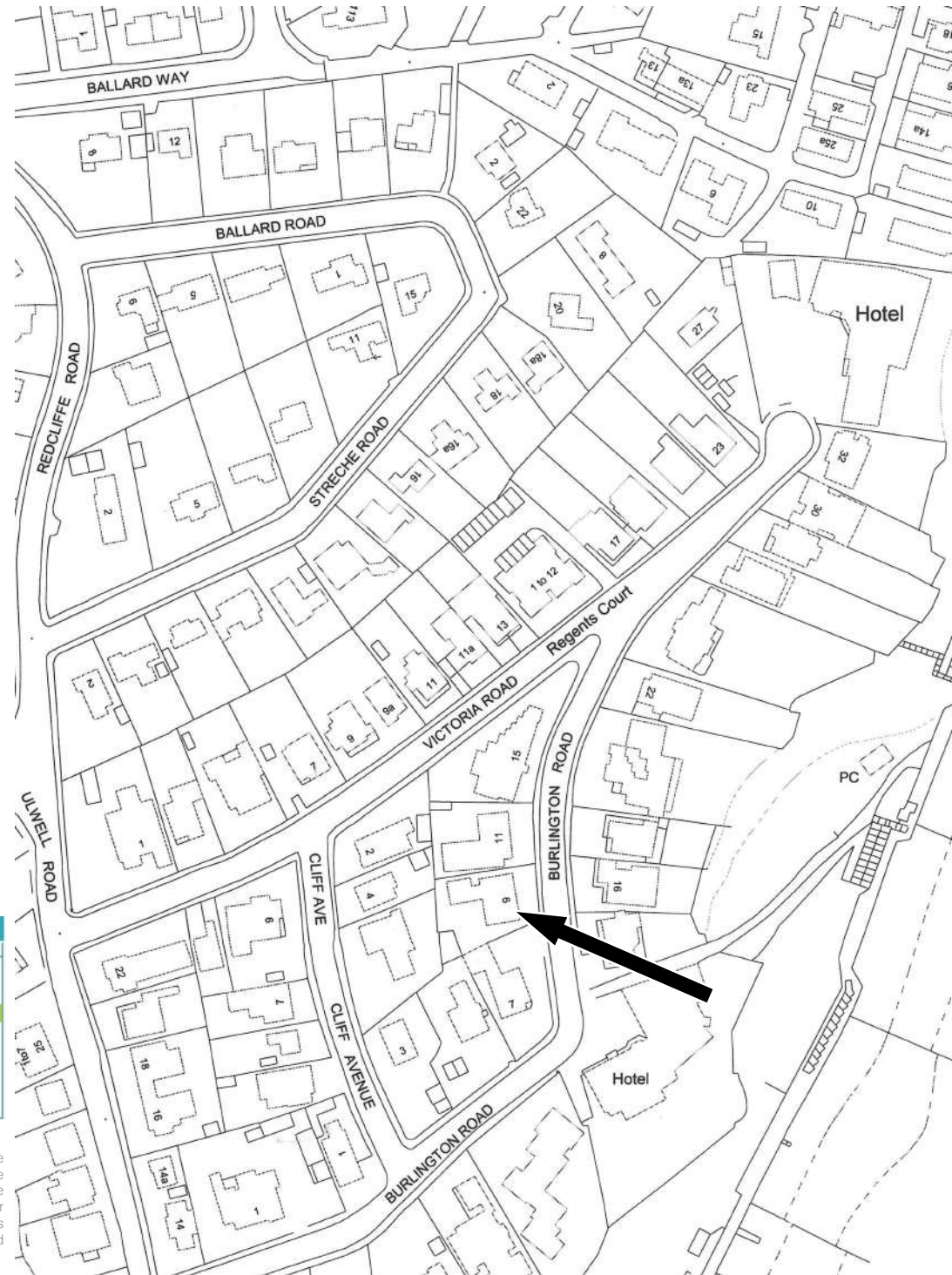
Total Floor Area Approx. 48m² (523 sq ft)



First Floor



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



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.



Location - Approx. 50m from Swanage Beach via Burlington Chine

