



**7 THE CLIFFS, BURLINGTON ROAD, SWANAGE**  
**£445,000 Leasehold**

This luxury apartment is situated within a prestigious development of fourteen superb contemporary styled apartments, occupying an elevated clifftop position in the sought after area of North Swanage. No 7 The Cliffs is a well-planned, spacious apartment with stylish interior design fitted with luxury fixtures throughout including quality kitchen units with granite worktops and Miele integrated appliances, Villeroy and Boch bathroom suites, underfloor heating, video entry system, lift access to all floors and gated parking.

“The Cliffs” is set in its own landscaped grounds and is ideally located for access to Swanage beach and approximately 1 mile from the town centre and main shopping thoroughfare.

The seaside resort of Swanage incorporates the Jurassic Coast which is part of the World Heritage Coastline, and is situated some 9 miles from the market town of Wareham which has main line rail link to London Waterloo (approximately 2½ hours). The popular conurbations of Poole and Bournemouth are also a short distance away.

Property Ref BUR1730      Council Tax Band E - £3,287.09 for 2025/2026



Upon entering the apartment, the entrance hall leads to the spacious open plan living room/dining room and fully fitted kitchen. This room has dual aspects providing a light and airy environment with doorway leading to the balcony enjoying views over Swanage Bay to the Isle of Wight. There are two double bedrooms both with views of the Purbeck Hills. The master has the benefit of an en-suite shower room. The family bathroom completes the accommodation.

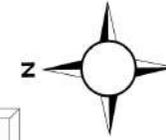
To the outside, there are landscaped communal grounds and electronically operated gated access to reserved secure underground parking space.

**Tenure:** 125 year lease. Commencement date 2010. Current service charge £1,625 pa (paid in two half yearly instalments). Ground rent £250 pa for the first 25 years. Long lets are permitted, holiday lets are not. Pets at the discretion of the landlord.

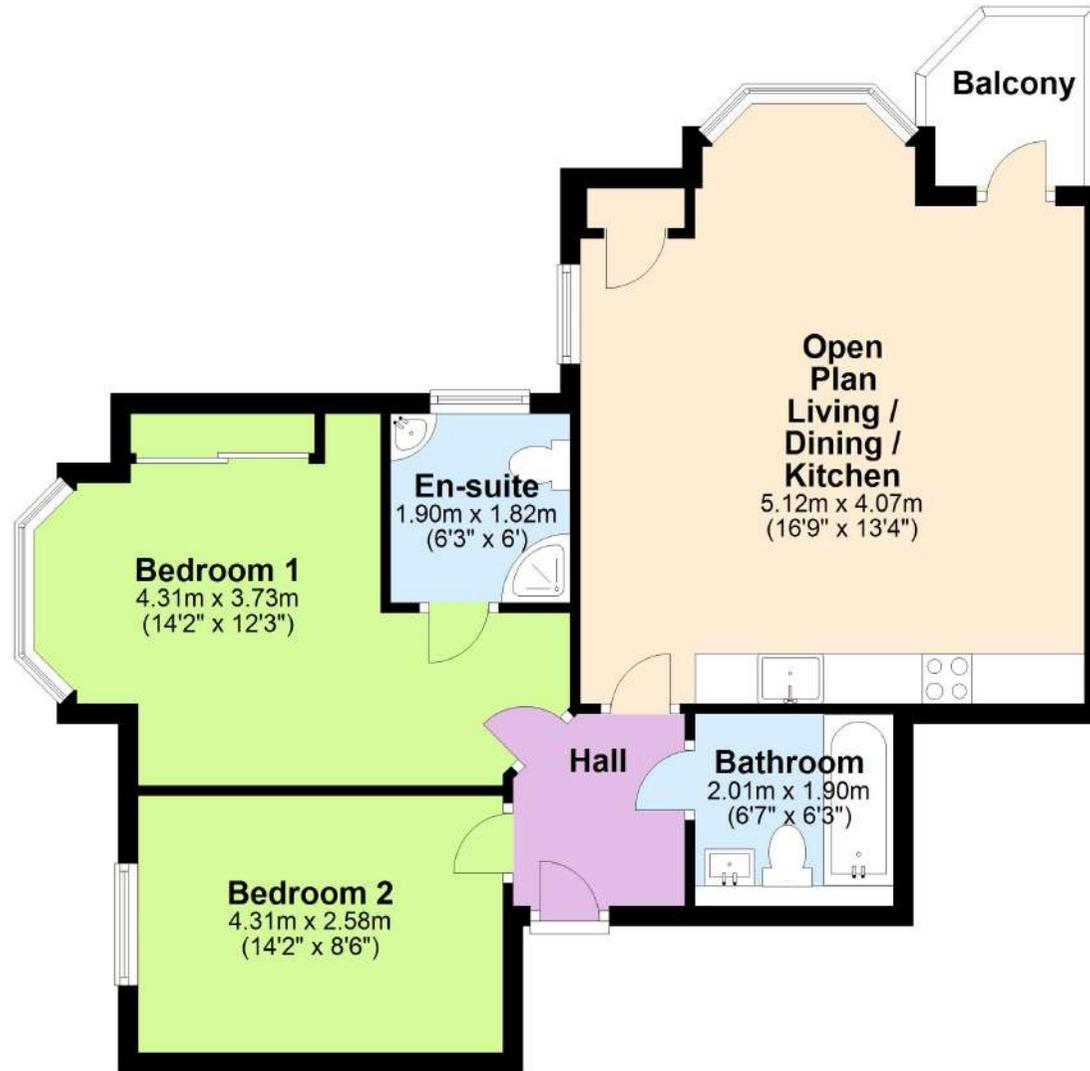
This is a rare opportunity to acquire an apartment with sea views and a viewing is highly recommended to appreciate. Viewings must be accompanied and are strictly by appointment through Corbens, 01929 422284.



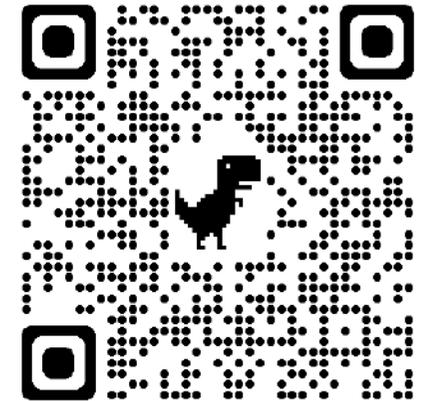
# First Floor



Total Floor Area Approx.  
69 m<sup>2</sup> (743 sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



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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.



## SITUATION & AMENITIES

The Cliffs is situated in a premier residential location, overlooking Swanage Bay and about 50 metres from the Blue Flag beach. The town centre is approximately 1 mile and offers historic buildings and Victorian Pier, museums, the famous Swanage Steam Railway, Durlston Country Park and Nature Reserve.

Swanage lies at the south-eastern tip of the Isle of Purbeck. Much of the surrounding area is owned by the National Trust and is classified as being an Area of Outstanding Natural Beauty. The market town of Wareham is some 9 miles distant and has main line rail links to London Waterloo (some 2.5 hours). The popular conurbations of Poole and Bournemouth and the exclusive Sandbanks peninsula are also within easy reach via the Sandbanks toll ferry.

Throughout the year the town hosts a number of music festivals, which include jazz, blues, and folk, summer carnival, fish festival and lifeboat fundraising week.



There are numerous sporting and recreational activities in the area including sailing, power boating, water skiing and other water sports and excellent golf courses at The Isle of Purbeck Golf Club and Wareham Golf Club. Walkers and cyclists can enjoy the South West Coast Path, taking in the UNESCO World Heritage site of the Jurassic Coast.

