



**BEACH CHALET 6, NORTH BEACH, BELOW HIGHCLIFFE ROAD, SWANAGE
GUIDE PRICE £69,500 FREEHOLD**

LOCATION

This terraced beach chalet is part of a small development located at the Northern end of the beach, below Highcliffe Road and accessible via Burlington Chine.

The beach chalet benefits from uninterrupted views across Swanage Bay to Peveril Point and Ballard Down and is conveniently located close to a cafe and public conveniences. It is offered for sale freehold and includes the beach in front to 'moon highwater'. A communal water supply is available at the bottom of Burlington Chine.

DIMENSIONS OF THE BEACH CHALET

1.8m x 1.79m (5'10" x 5'10"), East, superb views of Swanage Bay, stable door.

TENURE

Freehold.

SERVICES

Shared water supply. Solar panel fitted on the roof serves lighting to the interior of the beach hut.



BUSINESS RATES

We have been advised by Dorset Council that the property has a Rateable Value of £1,300 and the Rates Payable £648.77 for 2024/2025. However with the current Small Business Relief the Rates Payable is nil. This must be confirmed by your conveyancer prior to exchange of contracts.

VIEWING

By appointment only please through the Agents, Corbens, 01929 42284. Postcode for the premises is BH19 1LW.

Property Ref: HIG1968

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.



