



**Hull
Gregson
Hull**
01929 42 66 55
hgh.co.uk
FOR SALE

30 Burlington Road
Swanage, BH19 1LT

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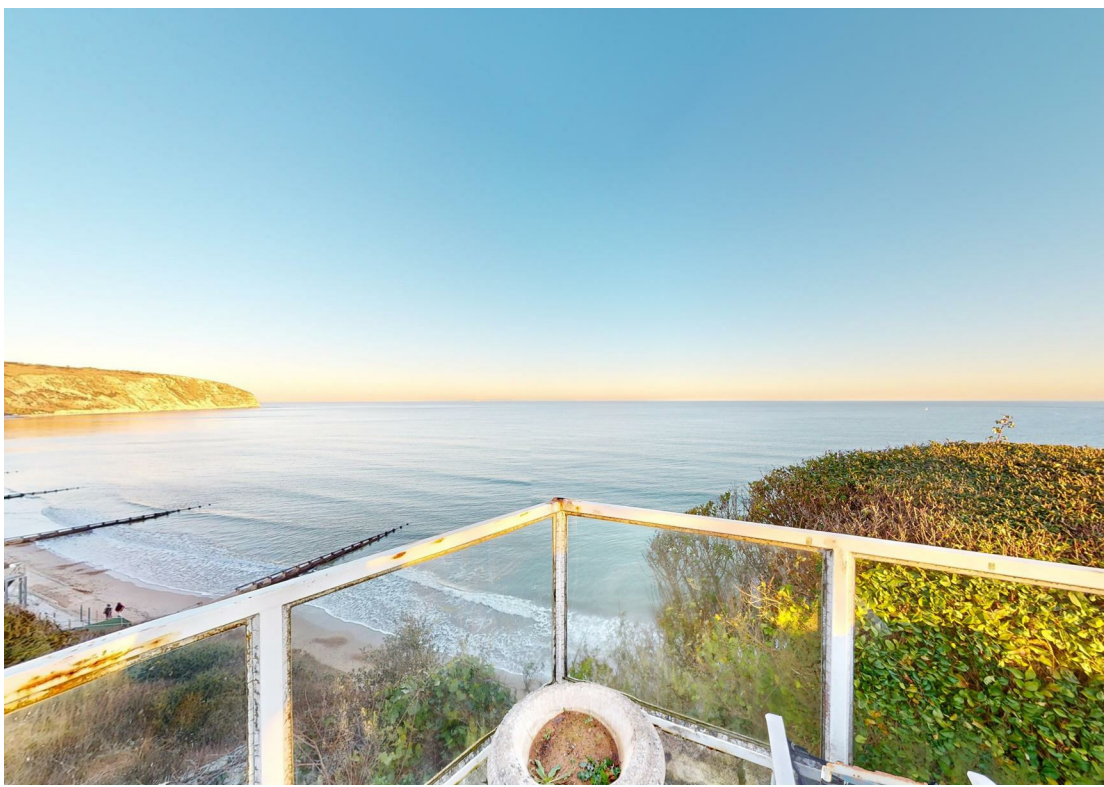
Guide Price
£800,000 Freehold



Burlington Road

Swanage, BH19 1LT

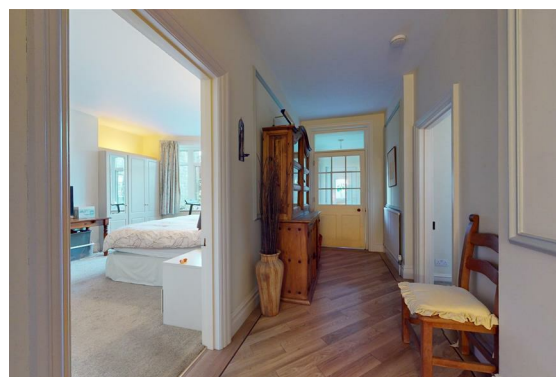
- Additional One Bedroom Self-Contained Apartment Included
- Close Proximity To Beach
- Sought After Location
- Spacious Living Accommodation
- Stunning Sea Views
- Two Bedroom Ground Floor Apartment
- Two Ensuites
- Two Garages
- Town Nearby
- Isle Of Purbeck





****TWO DOUBLE-BEDROOM
GROUND FLOOR Apartment**
TWO GARAGES **ADDITIONAL
SELF CONTAINED APARTMENT****

The property benefits from a PRIVATE GARDEN and STUNNING SEA VIEWS.



The ground floor apartment comprises an initial entrance porch with door leading to a large inner hallway. At the front of the property and facing West are two double bedrooms, both of which are well proportioned and have either en suite bathroom or shower. The hallway offers ample space for a study area with door leading to a utility room with low-level WC and which



offers space and plumbing for a washing machine.

Returning through the hallway into a surprisingly spacious, open-plan lounge/kitchen/dining room offering an easterly aspect through large double glazed picture window, providing a vista over garden to Swanage Bay and the Isle of Wight. The modern kitchen is equipped with a range of wall and base level units with space for appliances, and large 'island' with inset hob. The dining area lends itself to entertaining, and the lounge area is both roomy and welcoming with feature fireplace and lovely outlook.

Stepping outside from the lounge onto good sized patio area and predominantly lawned garden. A pathway leads to the foot of the garden and raised terrace offering panoramic sea views from Ballard Down, across the bay to Peveril Point and is an ideal spot for enjoying quiet days in the sunshine by the seaside.



Also included in the sale and situated opposite No.30, is a first floor, one bedroom flat comprising contemporary kitchen, dining and living areas, bedroom and modern shower room. With sun deck, it would suit use as working studio or holiday let. It is currently tenanted and the rental income of this flat is estimated to be approximately £750pcm.

Beneath the first floor flat are two garages, and a small parking area to the front of the ground floor flat.



Flat 30:

Lounge / Diner
16'7" x 16'1" (5.06m x 4.92m)

Bedroom One
14'9" x 13'8" (4.51m x 4.19m)

Ensuite

Bedroom Two
11'3" x 12'8" (3.45m x 3.87m)

Bathroom

Utility Room / W.C
7'10" x 5'10" (2.39m x 1.80m)

Flat 30C

Kitchen / Living / Diner
17'10" x 16'9" max, 12'11" min (5.45m x 5.12m max, 3.94m min)

Bedroom
17'10" max, 12'0" min x 8'0" (5.45m max, 3.68m min x 2.45m)

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.

Property type: Two Apartments
Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

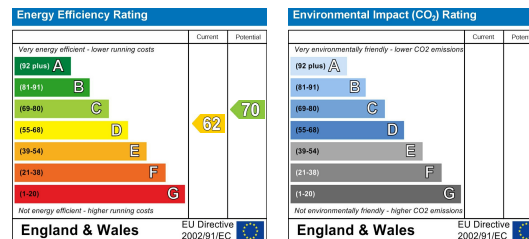
Heating Type: Gas

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. Intending purchasers should not rely on them as statements 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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