



Chequers, 11 Burlington Road

Swanage, BH19 1LR



**£325,000 Leasehold -
Share of Freehold**



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- Two Double Bedrooms
- Ground Floor Apartment
- Private Courtyard
- Detached Garage
- Spacious Living Room
- Modern Fitted Kitchen
- Entrance Porch
- Long Lets Permitted (Excludes holiday lets)
- Beach & Town Nearby
- No Onward Chain





Introducing this delightful two-bedroom ground floor flat located in the sought-after seaside town of Swanage, Dorset. Situated in a substantial detached building, just a stone's throw away from the beach, this property is ideal for couples looking for a peaceful retreat or a holiday home to escape to.

Chequers, thought to have been constructed in the early 20th Century and converted into separate apartments in the 1990s, offers spacious and well-presented accommodation. With its own personal entrance, modern fitted kitchen, family bathroom, and



private paved courtyard, this flat provides the perfect blend of comfort and convenience.

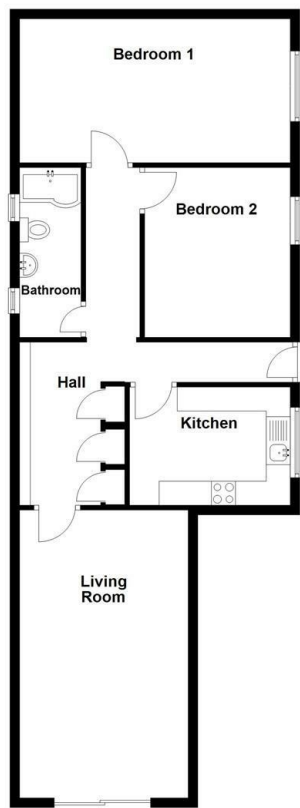
Swanage itself is a charming town nestled between the Purbeck Hills, boasting a safe and sandy beach and a mixture of old stone cottages and modern properties. Just to the south lies Durlston Country Park, the gateway to the Jurassic Coast and World Heritage Coastline, perfect for leisurely walks and breathtaking views.

Internally, the spacious living room with a gas flame fire and the separate kitchen with modern units are ideal for relaxing and entertaining. The two double bedrooms offer ample space, with the principal bedroom at the rear of the property being exceptionally spacious. The family bathroom completes the accommodation with a white suite and a shaped panelled bath with shower over.



Outside, the property benefits from an enclosed private courtyard and a shared gravelled driveway leading to a detached garage, with the option of parking a car inside and another in front. The shared freehold and 999-year lease offer long-term security, with the shared maintenance liability amounting to approximately £860 per annum.

Don't miss out on the opportunity to own this charming property in the picturesque town of Swanage. Book your viewing today and envision the lifestyle this seaside retreat has to offer.



Living Room
20'1" x 11'5" (6.13m x 3.48m)

Kitchen
10'10" x 8'8" (3.32m x 2.66m)

Bedroom One
18'5" x 9'11" (5.62m x 3.03m)

Bedroom Two
11'7" x 9'10" (3.55m x 3.01m)

Bathroom
11'6" x 4'10" (3.53m x 1.49m)

Garage
14'8" x 8'10" (4.49m x 2.71m)

Store
8'10" 3'4" (2.71m 1.03m)

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.

The vendor advises that there is a 999 year lease from 1 April 2017. Shared maintenance liability which amounts to £860pa. Long lets permitted, holiday lets are not, pets at the discretion of the management company.

Property type: Ground Floor Garden Apartment
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type:

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 representation 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.

