

APARTMENT 11, MARINERS WATCH, BURLINGTON ROAD, SWANAGE

£615,000 Shared Freehold

Rarely available, this luxury penthouse is located in one of the finest positions facing the sea and commands dramatic unrivalled views across Swanage Bay to the Isle of Wight and Peveril Point enjoyed from nearly every room. Mariners Watch is a prestigious modern development occupying an elevated clifftop position in the sought after area of North Swanage, approximately 50 metres to the beach. It is in our opinion one of the finest penthouses in the area, standing in immaculately maintained grounds with landscaped gardens at the rear and private access to the beach below.

This apartment has been thoughtfully and meticulously remodelled by the current owner transforming the space creating a contemporary, fluid plan. Amongst the many outstanding features of this apartment, the generously sized living room has glazed sliding doors spanning the full width of the room leading to the balcony framing the magnificent sea views extending the coastal indoor/outdoor living. On the upper floor the principal bedroom has bi-fold doors opening to a private roof terrace commanding similar extensive views. Arranged over two floors, the accommodation comprises 1,184 sq ft (approximately) and throughout the apartment it is evident that considerable attention has been given to creating ample storage solutions. In addition, Apartment 11 has historical use of a locked storage cupboard next to the principal bedroom on the top floor by agreement with the management company.

It is thought to have been constructed during the 1980s of traditional cavity brick under a pitched roof covered with concrete interlocking tiles.



Tenure: Shared Freehold. Lease Term: 199 Years from 25 March 1983.
Ground Rent £1pa. Current maintenance charge £2,500 pa, which includes water.
Long lets are permitted, subject to the prior approval of the management company. Holiday lets and pets are not permitted.
Council Tax Band F - £4,070.55 for 2026/27

Important Note: The seller of the property and a member of staff of Corbens are both Trustees of a local charity.

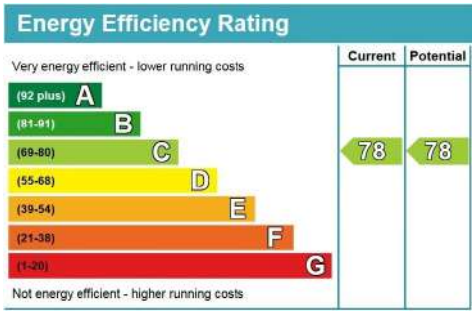
Upon entering the penthouse, the spacious entrance hall welcomes you to this luxury apartment. The well proportioned living room has full width glazed patio doors leading to the good sized balcony with similar views and ample space for outdoor dining and relaxing. Leading off, the dual aspect kitchen/breakfast room is fitted with an extensive range of luxury white gloss kitchen units, granite worktops and a full suite of high quality integrated appliances including electric hob, oven & warming drawer, dishwasher, fridge/freezer, water softener, freestanding washing machine with Italian ceramic floor tiles.

There are two good sized double bedrooms on this level with fitted wardrobes. Bedroom 2 has views of the sea and Bedroom 3 is West facing. A shower room fitted with walk-in deluge shower, wash basin, WC, fitted cupboards and serves both bedrooms. Approaching the principal bedroom on the top floor, an rooflight amplifies the light and there is a wardrobe cupboard on the landing. The bedroom has bi-fold doors opening to the private roof terrace with ample space for relaxing and dining to enjoy the panoramic sea views. There is locked access to the stairway giving a separate entrance to the apartment and to a large storage cupboard on this level. The bathroom is fitted with a quality white suite with panelled bath and shower over, wash basin with fitted cupboards below and mirrored wall above, WC.

Extensive private tiered landscaped communal gardens are at the rear of the building facing the sea and are immaculately maintained mostly laid to lawn with flower beds, mature trees and shrubs. Steps lead to the lower garden and private access to the beach. At the front is a good sized single garage with electrically remote control operated door, electric light and power, and storage, as well as visitors parking spaces.

Viewing This is a rare opportunity to acquire a penthouse on the sea front with unrivalled sea and hill views and a viewing is highly recommended. Viewings must be accompanied and are strictly by appointment through Corbens, 01929 422284.

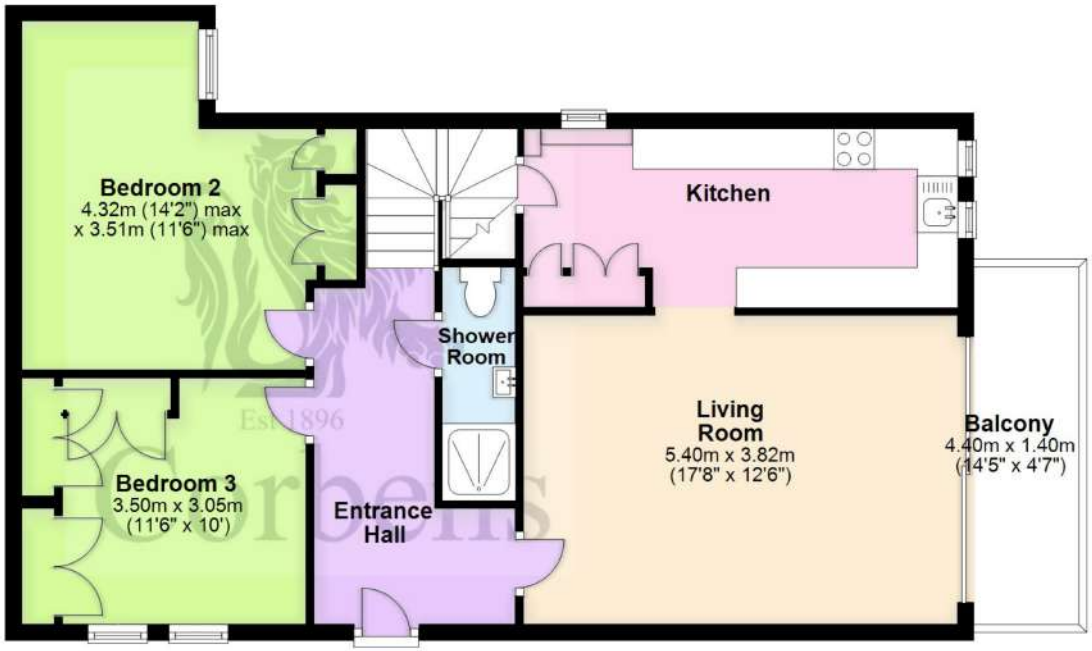
Property Ref: BUR2269

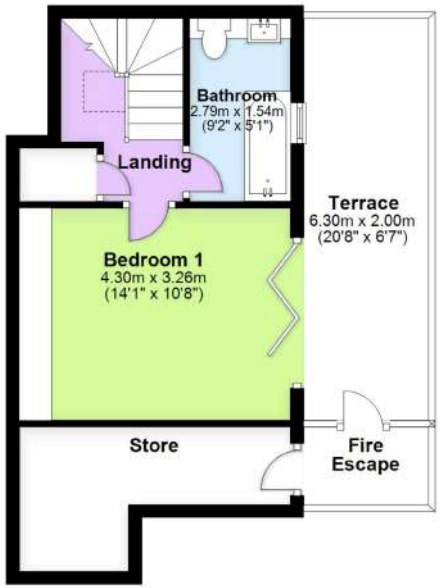


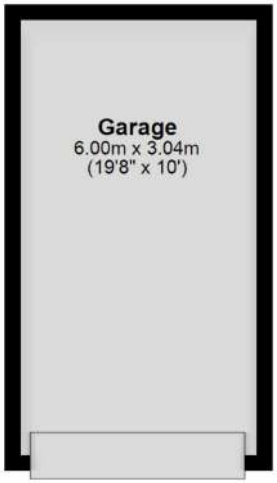
Total Floor Area
Approx 110m² (1,184 sq ft)

Scan to View
Video Tour

Second Floor





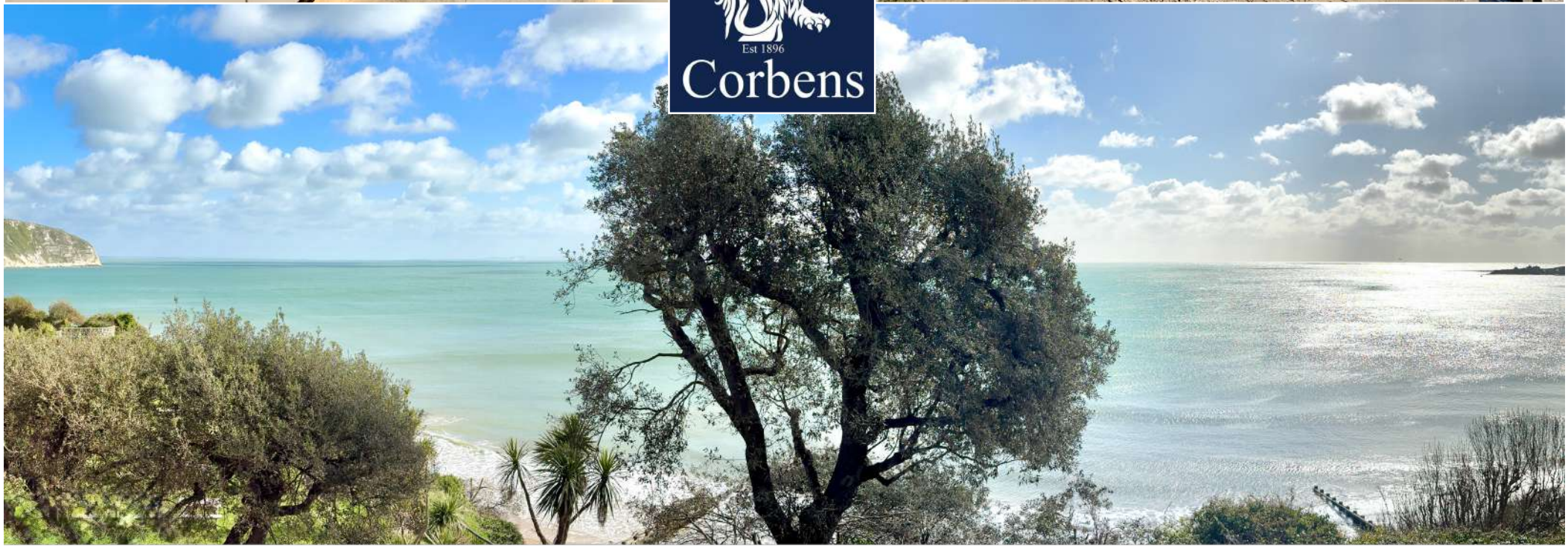


THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References 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.





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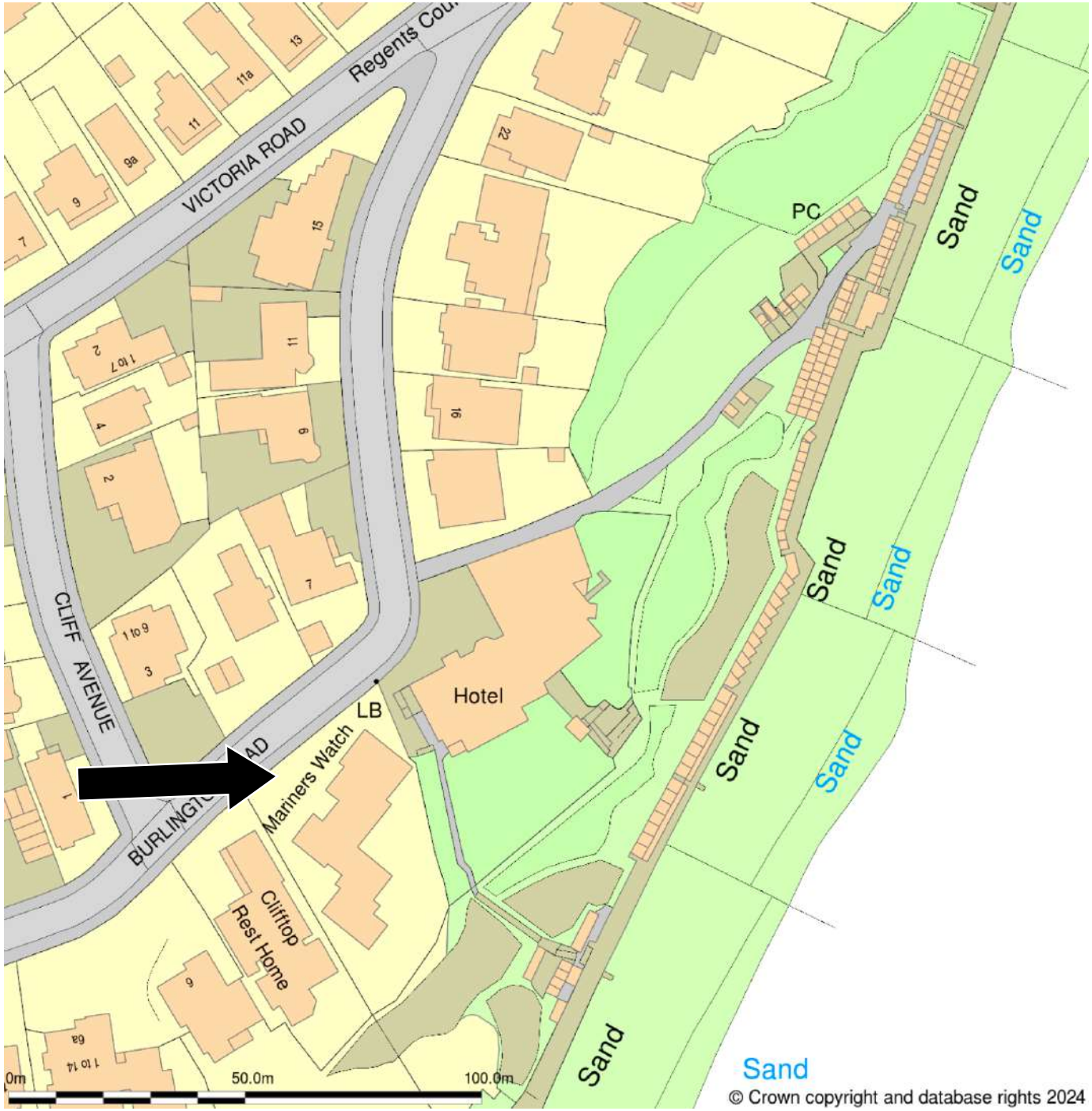




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SITUATION & AMENITIES

11 Mariners Watch is situated in Swanage on the stunning Dorset coastline directly overlooking the sea at the Northern end of Swanage Beach. The apartment enjoys triple aspects with unrivalled sea views from Old Harry Rocks, across Swanage Bay to Peveril Point and to the Isle of Wight in the distance.

The town centre is approximately half a mile and offers historic buildings and Victorian Pier, museums, the famous Swanage Steam Railway, Durlston Country Park and the Townsend Nature Reserve.

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 Kimmeridge Bay which is known as the safest snorkelling site in Dorset, 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.


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