



The Chequers, Burlington Road, Swanage BH19 1LR
£169,950 Guide Price

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS

CHARMING ONE BEDROOM APARTMENT WITH FAR REACHING SEA VIEWS, JUST STEPS FROM THE BEACH

Located on the second floor of a well-maintained character building, this inviting one-bedroom apartment offers reaching sea views across Swanage Bay towards the Isle of Wight. Perfect as a coastal retreat or low-maintenance home, it's ideally positioned just a two-minute walk from the sandy beach, with the added benefit of allocated off-road parking.

The building itself is attractive and well cared for, featuring a secure entry phone system and neat communal areas inside and out.

From the entrance hall, you're greeted by a bright and spacious lounge/diner, flooded with natural light from a dormer window that frames the delightful sea views beautifully, making an ideal spot to relax and unwind. There's ample room for both lounge seating and a dining area.

The compact kitchen offers everything you need, with fitted base units, good worktop space and integrated electric oven with gas hob and extractor. There's also dedicated under-counter space for a washing machine, fridge and freezer.

The south-facing double bedroom is a peaceful haven, featuring a stylish mirrored double wardrobe and generous eaves storage. The fully tiled bathroom includes a bath with overhead shower and screen, while the separate cloakroom contains a WC, wash basin and Velux roof light for natural illumination.

Outside, residents enjoy attractive communal gardens with central lawn and colourful flower beds, plus a useful communal washing line and bin storage area located near the parking facilities.

Altogether a charming apartment in a much sought-after position.



KEY FEATURES

- Sea View Apartment with Views of Swanage Bay to the Isle of Wight
 - Second Floor
 - One Double Bedroom
 - Gas Central Heating
 - Share of Freehold
 - Communal Garden
 - Allocated Off Road Parking
 - Short Walk to Beach
- Close to Shops, Facilities, Restaurants & Transport Links of Swanage
 - Ideal First Time Buy or Buy to Let



ADDITIONAL INFORMATION

Tenure: Share of Freehold (Remainder of 999 year lease)

Ground Rent: £250 per annum

Maintenance: £265 per quarter (£1,060 per annum)

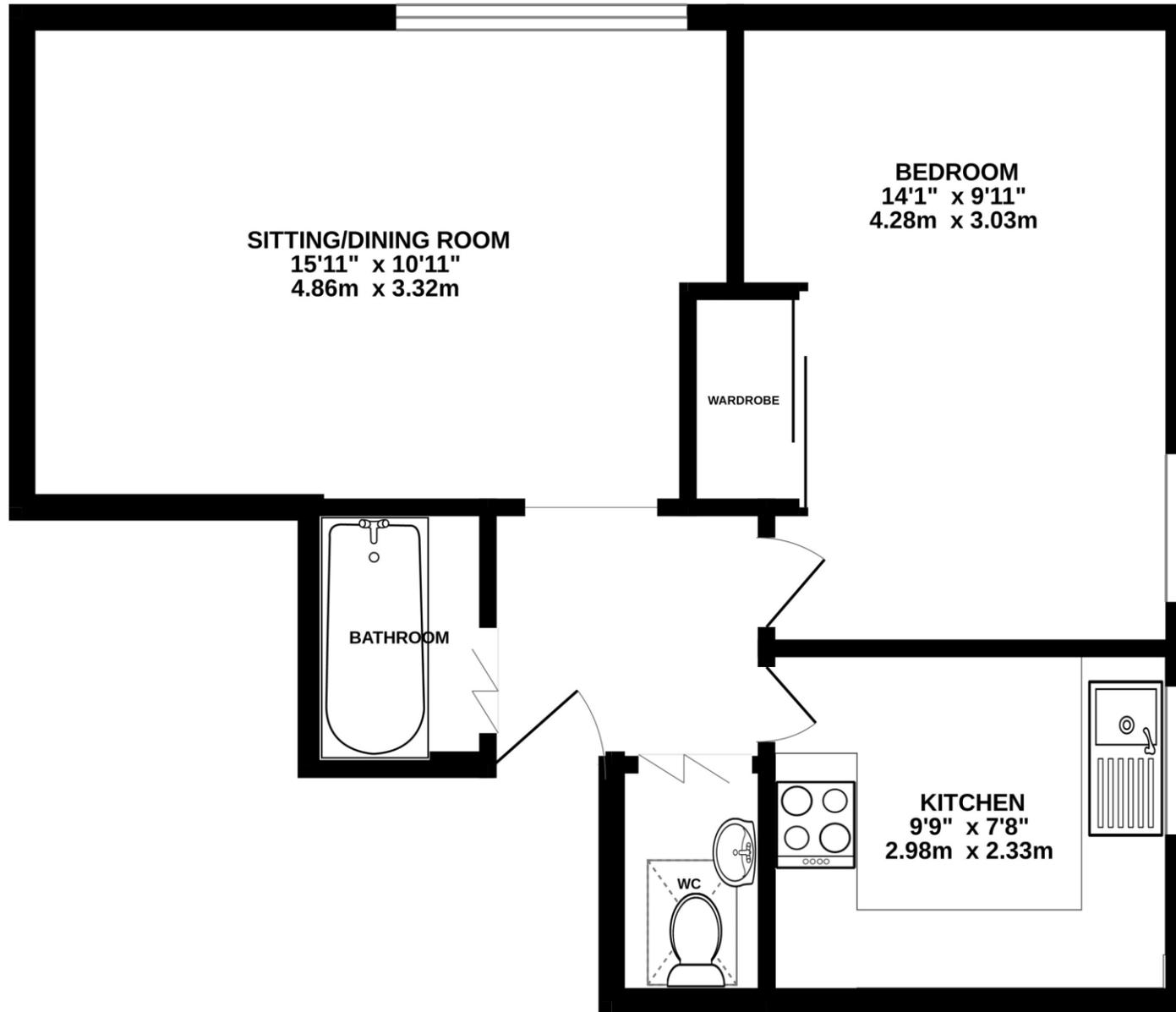
Holiday Lets **NOT** Permitted

Council Tax: Band A - Dorset Council





FLOORPLAN







Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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