



Corbens



**8 DURLSTON CLIFF, BELLE VUE ROAD, SWANAGE**  
**£295,000 Shared Freehold**

This superior first floor apartment is situated on the first floor of a purpose built block which is located in a magnificent position, commanding uninterrupted views from the principal rooms over Durlston Bay and is about half a mile from the town centre and sea front. 'Durlston Cliff' was constructed in the 1970s and stands in its own well tended and landscaped grounds at South Swanage, a short distance from the entrance to Durlston Country Park, which is widely considered to be the gateway to the Jurassic Coast and World Heritage Coastline. The apartment has recently been refurbished and is immaculately presented offering easy modern living with neutral decor throughout, creating a light and pleasant living space. Lift access.

The seaside town of Swanage lies at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. The market town of Wareham is some 9 miles away and has main line rail link to London Waterloo (about 2.5 hours).

Property Ref: BEL2278      Council Tax Band C - £2504.96 for 2026/2027



The exceptionally spacious open plan living/dining room offers uninterrupted views over Durlston Bay to the Isle of Wight. The kitchen leads off and is fitted with a range of contemporary units and integrated appliances. The apartment has two double bedrooms, both enjoying the superb views over the Bay. The modern bathroom suite and separate WC complete the accommodation.

The landscaped communal grounds are lawned with well stocked mature shrubs and there is a single garage situated within the grounds.

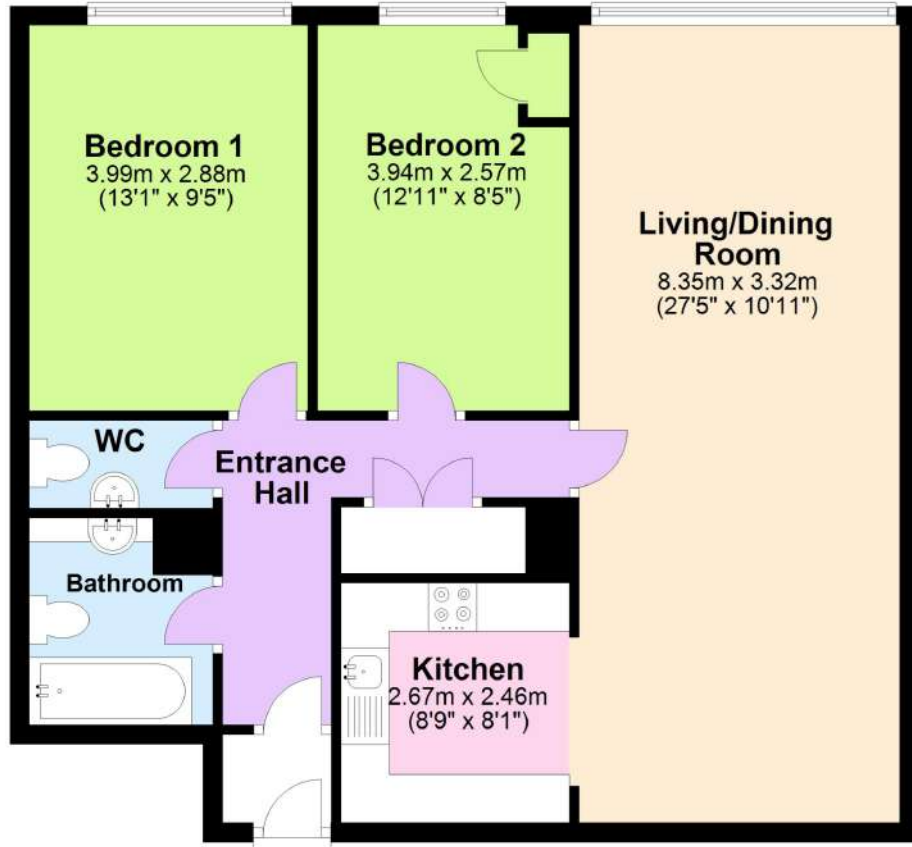
All mains services are connected, including gas fired central heating.

**Tenure** Shared freehold. 999 year lease. Lease commencement date 1977. Maintenance liability currently amounts to £1,800 pa, payable in two half yearly instalments. Long lets permitted. Pets at the discretion of the Management Company.

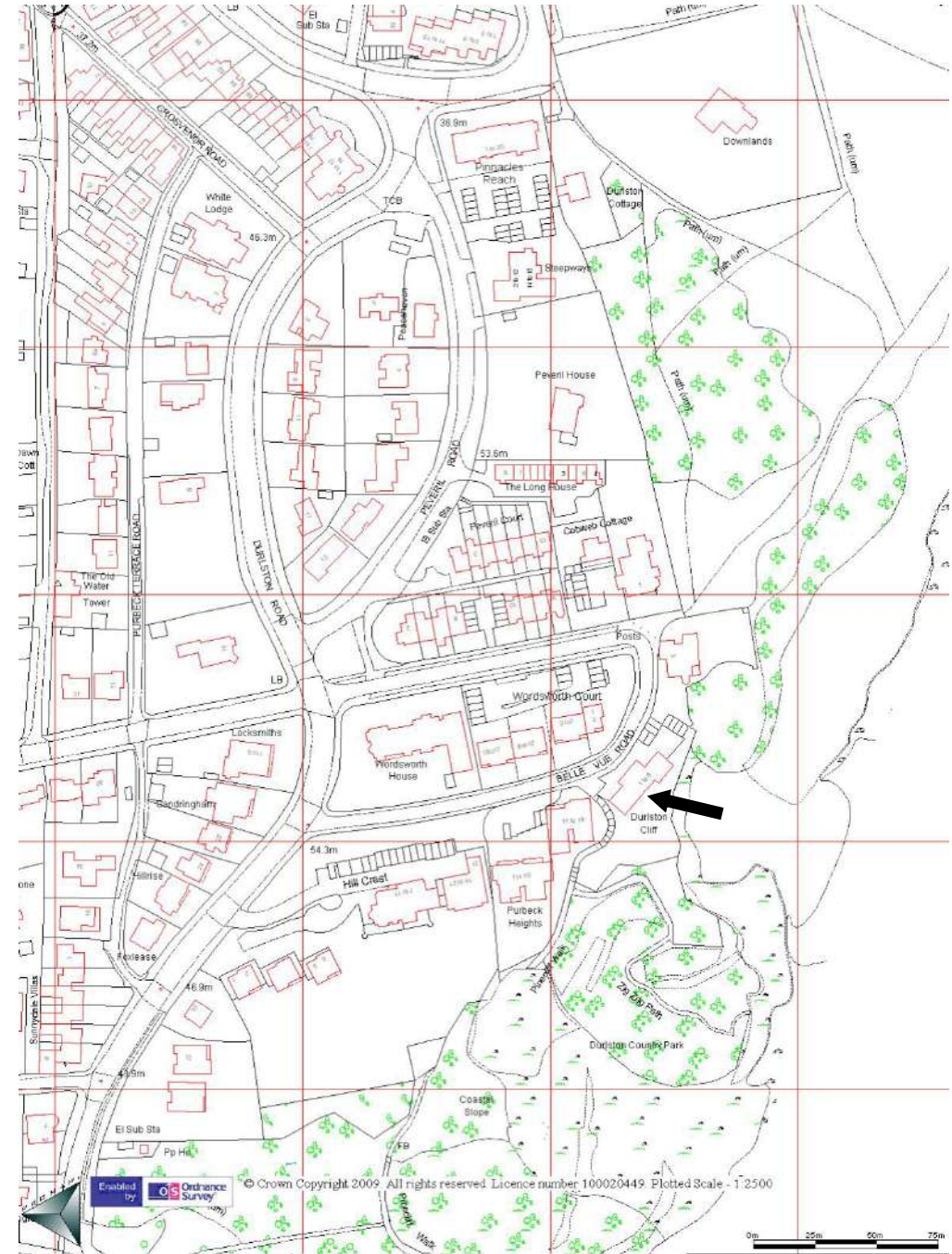
Viewing is strictly by appointment through the Sole Agents, **Corbens**, **01929 422284**. The postcode for the property is **BH19 2HP**.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	70	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

### First Floor



Total Floor Area Approx. 76m<sup>2</sup> (807 sq ft)



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.

