



**4 BURLINGTON PLACE, BURLINGTON ROAD, SWANAGE**  
**£250,000 Shared Freehold**

This modern apartment is situated on the first floor of a small superior block of 5, standing in a popular position at North Swanage within 200 metres of the beach at Burlington Chine and less than a mile from the town centre. 'Burlington Place' was built in 2010, and is of traditional cavity brick construction under a pitched roof covered with tiles.

4 Burlington Place offers well planned, modern accommodation with the advantage of a South facing balcony and dedicated parking space. It is eminently suitable for the first time buyer or as an investment having been successfully let on an AST for many years and holiday lets being allowed.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

Property Ref BUR2223

Council Tax Band D - £2,818.07 for 2026/2027



The entrance hall welcomes you to this modern apartment. Leading off, the spacious living room has ample room for a dining table and chairs and has access to the South facing balcony. The kitchen is fitted with a range of light wood effect units, contrasting worktops and integrated electric oven and hob, space for dishwasher and fridge/freezer.

There are two good sized double bedrooms; bedroom one is particularly spacious with the benefit of fitted wardrobes and an en-suite shower room. Bedroom two is South facing. The bathroom is fitted with a white suite and completes the accommodation.

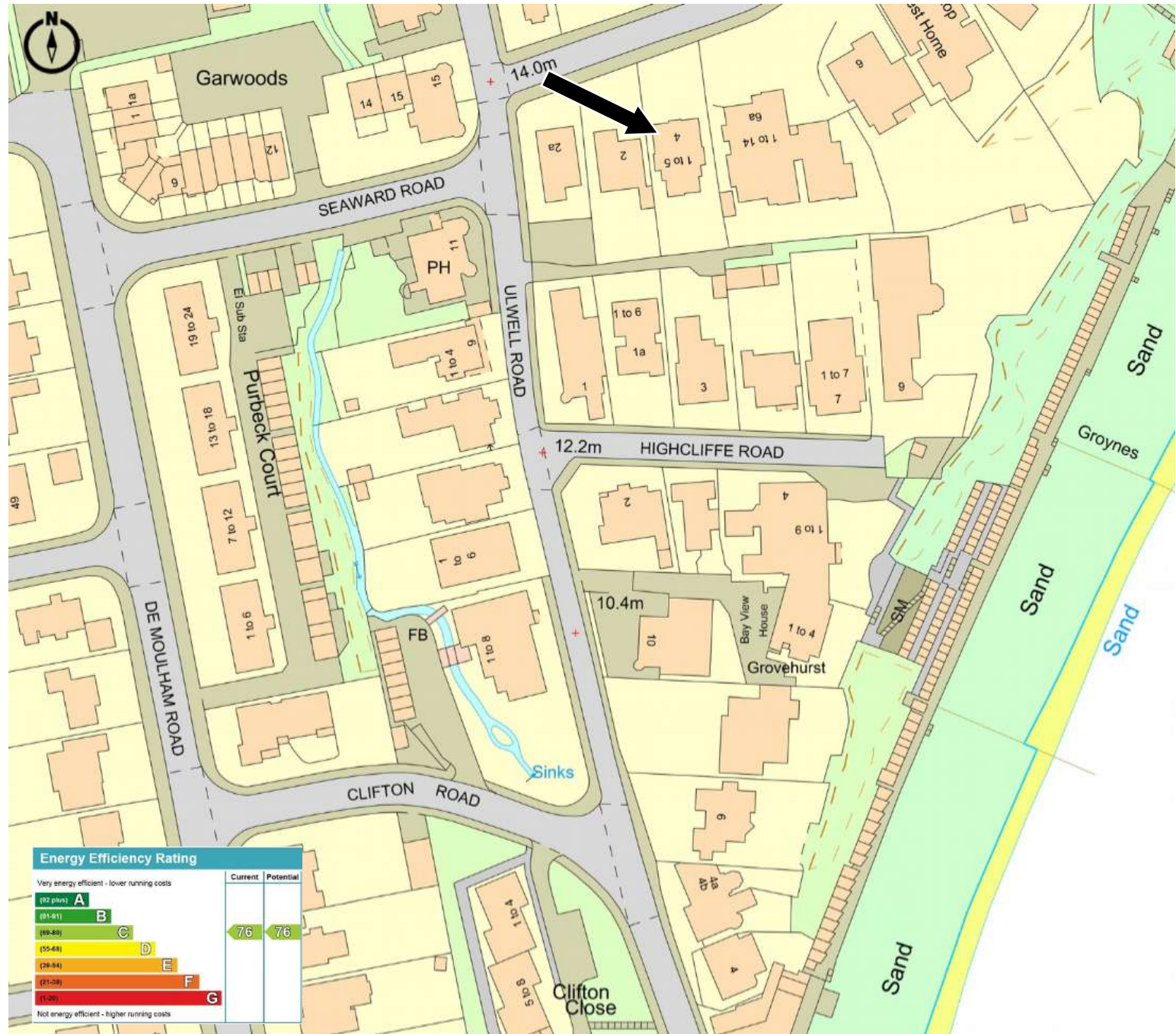
Outside, there are well maintained landscaped communal grounds which are lawned with shrub and flower borders, dustbin area and dedicated parking space at the front of the property and visitors parking space at the rear.

**Tenure** Shared Freehold. 125 year lease from 25 March 2009. Shared maintenance liability approximately £1,736 per annum. All lettings permitted, pets are not.

All viewings must be accompanied and these are strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 1BP**.



Total Floor Area  
Approx. 60m<sup>2</sup> (646 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.

