



## Burlington Place

4 Burlington Road Swanage, BH19 1LS

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**£250,000 Leasehold -  
Share of Freehold**



## Burlington Place

4 Burlington Road Swanage,  
BH19 1L S

- Beautifully Presented First Floor Apartment
- Private Southerly Facing Balcony
- Allocated Parking Space and Visitor Space
- Close to Burlington Chine Beach
- Ensuite to the Principal Bedroom
- Ideal Investment Purchase, Holiday Home or First Time Buy
- Two Double Bedrooms
- No Forward Chain
- Open Plan Living
- Well-Manicured Communal Gardens





**\*FIRST FLOOR APARTMENT CLOSE TO BURLINGTON CHINE BEACH\***

Welcome to Burlington Place. This delightful apartment building is situated just a stone's throw from Burlington Chine beach and a short, scenic walk to Swanage town centre. We are pleased to present to the market a wonderful two bedroom apartment in Burlington Place, which boasts two large double bedrooms with fitted wardrobes, allocated parking, visitor space, and well-manicured communal gardens to enjoy. This versatile apartment is offered to the market with no forward chain and presents a great opportunity to acquire an investment property, holiday let, holiday home or first time purchase.



After parking in the allocated parking space, the property is accessed via a



communal entrance where stairs rise to the first floor. Through the internal doorway, we are greeted by a bright and airy hall with useful storage cupboards for storing coats and shoes. Doors then lead to the living space, a large open-plan room incorporating a modern c-shape kitchen and plenty of space for large cosy sofa suite, dining table, storage units, TV and console. The kitchen comprises a good range of both base and eye-level storage units, gas hob with extractor over, and oven under, slimline dishwasher, and an integral washer/drier. The double French doors in the living space flood the room with natural light and provide access to the private balcony, with a southerly outlook over the gardens.

At the end of the hallway, bedrooms one and two are situated with a conveniently positioned family bathroom in between. Bedroom one is a generously sized double bedroom with ample fitted storage and the added benefit of ensuite shower, which comprises a shower cubicle, heated towel rail, W.C., and wash basin. Bedroom two is another good sized room with fitted storage, ideal as a guest room or home office. The family bathroom is a contemporary space comprising panelled bath with shower over, W.C., and wash basin.



Opposite the bathroom is a utility cupboard housing the fuse box and heating controls with extra space to keep cleaning materials.

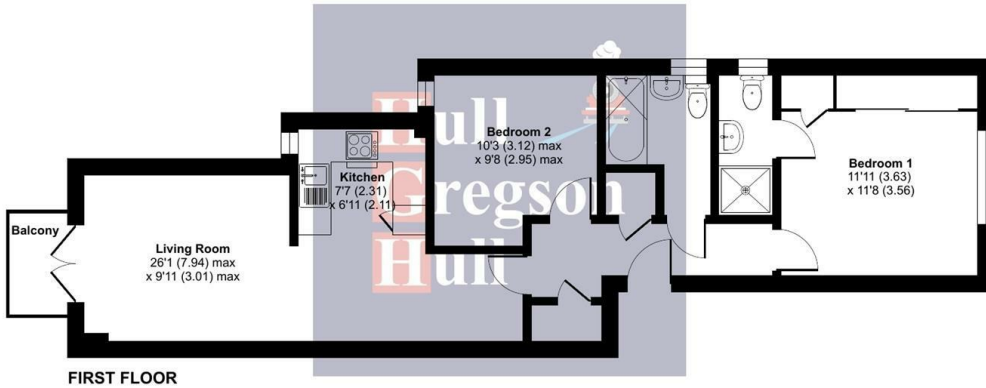
Outside, the property boasts an allocated parking space and access to the communal gardens, mostly laid to lawn with shaped shrubs and hedges.

This wonderful apartment is presented to market with no forward chain and is situated just moments from the beach, and a short level walk to the main town centre. The property presents an ideal opportunity to have your own coastal retreat and must be seen to truly appreciate. Viewing highly recommended.

# Burlington Road, Swanage, BH19

Approximate Area = 649 sq ft / 60.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1472901

**Living/Dining Area**  
26'0" max x 9'10" max (7.94 max x 3.01 max)

**Bedroom Two**  
10'2" x 9'8" (3.12 x 2.95)

**Kitchen**  
7'6" x 6'11" (2.31 x 2.11)

**Bedroom One**  
11'10" x 11'8" (3.63 x 3.56)

**Ensuite**

**Bathroom**

**Balcony**

### 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.

**\*\*PLEASE NOTE SOME IMAGES HAVE BEEN VIRTUALLY STAGED USING AI\*\***

Property type: Apartment

Tenure: We are advised that the property is a share of the freehold, with 125 year lease term from 2009. The maintenance fee is £1860 per annum and there are no letting restrictions. Pets are permitted by authorisation of the management company. Burlington Place is managed by Swanage Flat Management.

Council Tax: Band D

Property construction: Standard

Mains Electricity

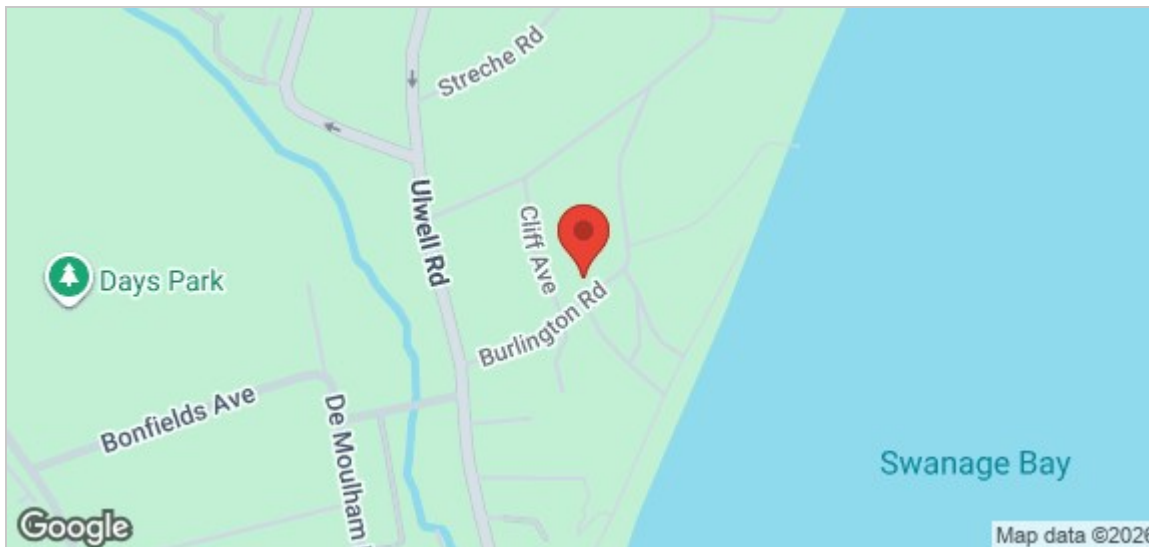
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://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.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>76</b>	<b>76</b>	
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>76</b>	<b>76</b>	
EU Directive 2002/91/EC		