Burlington Road

Swanage, BH19 1LT

5 3 2 D

£825,000 Leasehold

Hull Gregson Hull

Burlington Road

Swanage, BH19 1LT

- Five Bedroom Duplex Over Multiple Levels
- Panoramic Views Across Swanage Bay
- Well-Proportioned Living Accommodation
- Flexible Layout Suitable for Modern Living
- Private Garage and Parking Space
- Balcony With Sea Views
- Close to Local Amenities
- Easy Access to Coastal and Cliff-Top Walks
- Suitable as a Main Residence, Second home, or Investment
- Less than 300 Meters Walk to the Sandy Beach

"SOME OF THE MOST ENCHANTING SEA VIEWS IN SWANAGE"

Measuring an impressive 2,307 sq. ft, this exceptionally spacious duplex enjoys spectacular panoramic views across Swanage Bay, a south-facing balcony, garage and parking, making it an ideal main residence, second home or holiday retreat.

Set in an elevated position, the property offers an ever-changing backdrop of sea, coastline and the Purbeck Hills. A private entrance leads to a useful drying room/beach store, with stairs rising to the main accommodation.

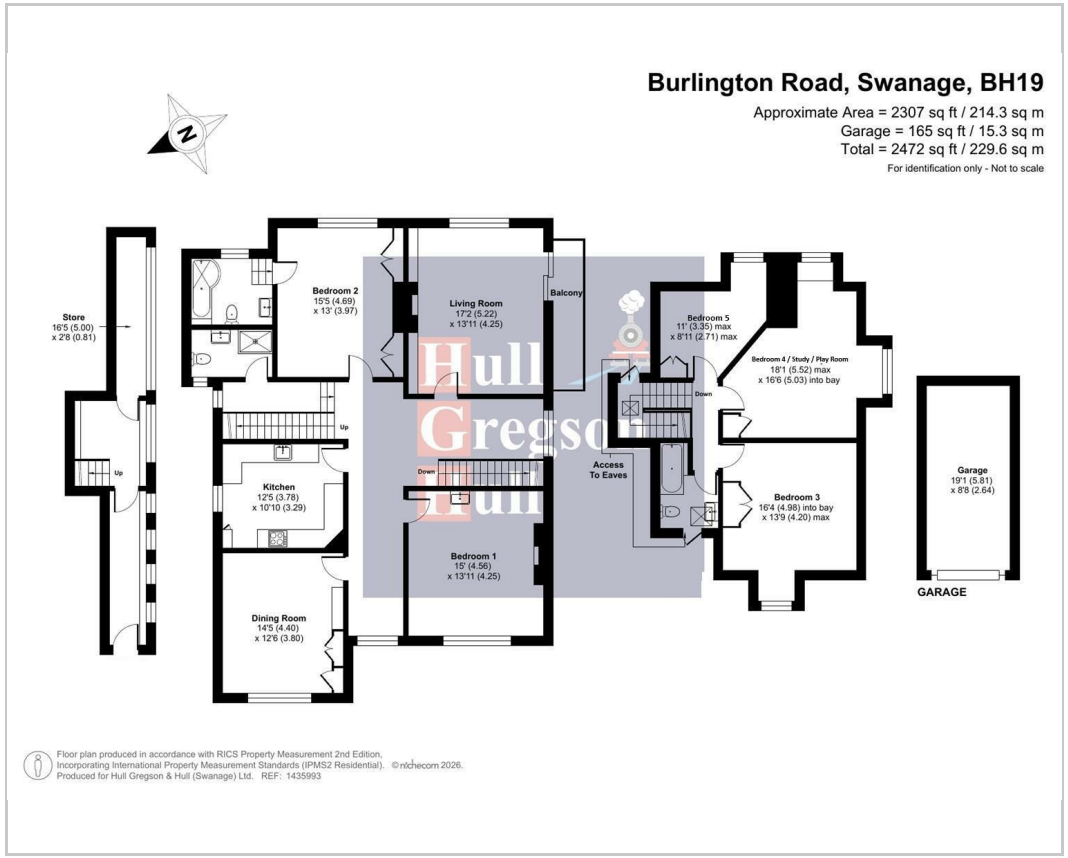
The first floor features an impressive Living Room with exceptional sea views and access to the private balcony, the perfect place to relax and enjoy the coastal surroundings. There are also two bedrooms, an ensuite bathroom, dining room with Purbeck Hill views, modern fitted kitchen with breakfast bar and a W.C/shower room.

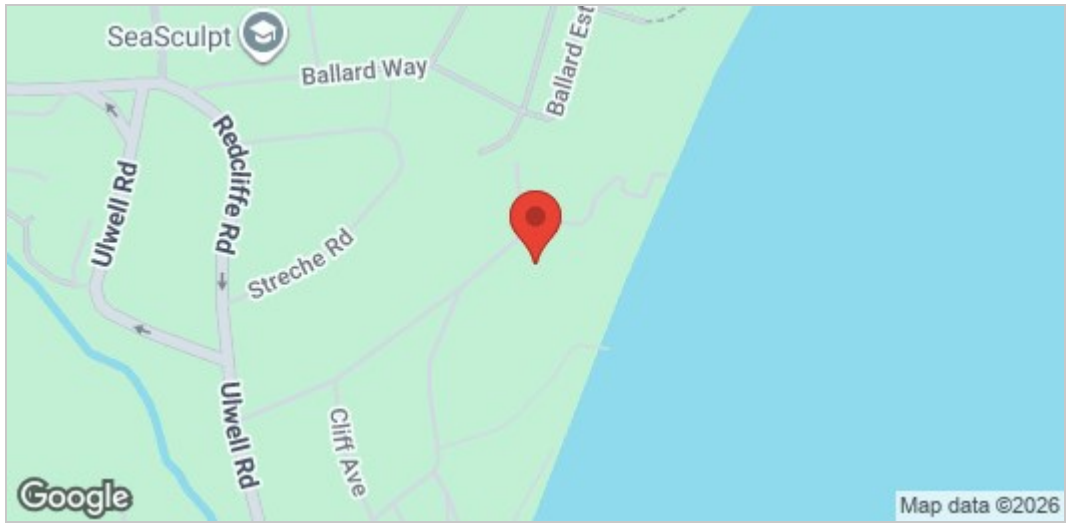
The second floor provides three further bedrooms, including two with beautiful sea views, a useful attic store room and a family bathroom.

Externally, there is gated parking adjacent to the private entrance, along with a garage with power and lighting and an exclusive parking space.

Situated on highly desirable Burlington Road, close to Swanage beach and town centre, this exceptional home combines substantial and versatile accommodation with one of the finest coastal outlooks Swanage has to offer.

A truly special property that must be viewed to be fully appreciated. Viewings are highly recommend.





Entrance Hallway

Store 16'4" x 2'7" (5.00 x 0.81)

Living Room 17'1" x 13'11" (5.22 x 4.25)

Dining Room 14'5" x 12'5" (4.40 x 3.80)

Balcony (Southerly Facing with Sea Views)

Kitchen 12'4" x 10'9" (3.78 x 3.29)

Bedroom One 14'11" x 13'11" (4.56 x 4.25)

Bathroom (First Floor)

Bedroom Two 15'4" x 13'0" (4.69 x 3.97)

En-Suite (Bedroom Two)

Bedroom Three 16'4" x 13'9" (4.98 x 4.20)

Bedroom Four / Study / Play room 18'1" x 16'6" (5.52 x 5.03)

Bedroom Five (Single) 10'11" x 8'10" (3.35 x 2.71)

Bathroom (Second Floor)

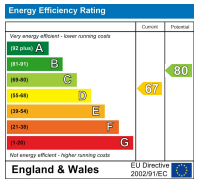
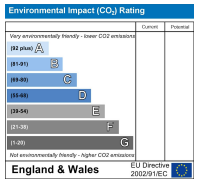
Garage 19'0" x 8'7" (5.81 x 2.64)

Two Parking Spaces

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. We understand that there are 134 years left on the lease and that there is currently no ground rent payable. The service charge is approximately £624 per annum to cover the cost of the buildings insurance (property acquires 45% of the overall sq ft of the building). Any maintenance to the block is done on an as and when basis.

Property type: Duplex
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas central Heating
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
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