



FLAT 2 BURLINGTON COURT, 1 VICTORIA ROAD, SWANAGE
£275,000 Shared Freehold

This superior ground floor flat is situated in a substantial detached building which stands on a prominent corner site at New Swanage approximately one and a half miles from the town centre. The original building was constructed around the turn of the 20th Century and converted into flats in 2001.

2 Burlington Court is an attractive ground floor flat offering spacious, well-planned accommodation and has the considerable advantage of personal gardens from the living room and bedroom and a dedicated parking space.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottage and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.

Property Ref VIC2360

Council Tax Band C - £2504.96 for 2026/2027



The spacious L-shaped entrance hall with two large storage cupboards welcomes you to this ground floor apartment. The spacious open plan kitchen/living room has double doors opening out to a private garden. The kitchen area is fitted with a range of light units, wood effect worktops and has an integrated gas hob and electric oven with space for fridge/freezer and washing machine.

There are two double bedrooms. The master is particularly spacious and has the advantage of double doors leading to a private garden. It also has an en-suite shower room. Bedroom two is a single and has two built-in wardrobes. The family bathroom is fitted with a white suite including hip bath with shower attachment and WC. This completes the accommodation.

Outside, there is a private garden area which is paved with shrub borders. There is also a dedicated parking space at the front of the property.

TENURE Shared Freehold. 99 year lease from 2001. Shared maintenance to be advised. Long lettings permitted, holiday lets are not.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
	72	76



Video Tour

Total Floor Area Approx. m² (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.



