



1 THE CLIFFS, BURLINGTON ROAD, SWANAGE
£395,000 Leasehold

This luxury ground floor flat is situated within a prestigious development of fourteen superb contemporary styled apartments, occupying an elevated clifftop position in the sought after area of North Swanage. "The Cliffs" is set in its own landscaped grounds and is ideally located for access to Swanage beach and is approximately 1 mile from the town centre and main shopping thoroughfare.

1 The Cliffs enjoys views of Swanage Bay and offers well-planned, spacious and stylish accommodation with luxury fixtures throughout. It also has the considerable advantage of underfloor heating, its own personal patio area with views of the sea, and gated parking.

The seaside resort of Swanage incorporates the Jurassic Coast which is part of the World Heritage Coastline, and is situated some 9 miles from the market town of Wareham which has main line rail link to London Waterloo (approx. 2½ hours). The popular conurbations of Poole and Bournemouth are also a short distance away.

VIEWING Strictly by appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 1DH**.



The entrance hall welcomes you to this luxury apartment. Leading off, the spacious open plan living room/kitchen has a wide bay window enjoying views of Swanage Bay and has access to the personal patio and communal gardens. The kitchen area is fitted with a range of light and dark units, granite worktops and quality integrated Meile appliances.

There are two double bedrooms. The principal bedroom is particularly spacious and has the benefit of a range of fitted wardrobes including dressing table and an en-suite shower room. Bedroom two is also a good sized room with a fitted wardrobe. The family bathroom completes the accommodation.

To the outside, the apartment has the benefit of its own personal patio area, with views of the sea, and opens to the landscaped communal grounds. There is also electronically operated gated access to a reserved parking space.

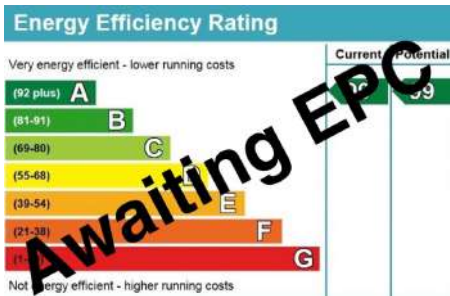
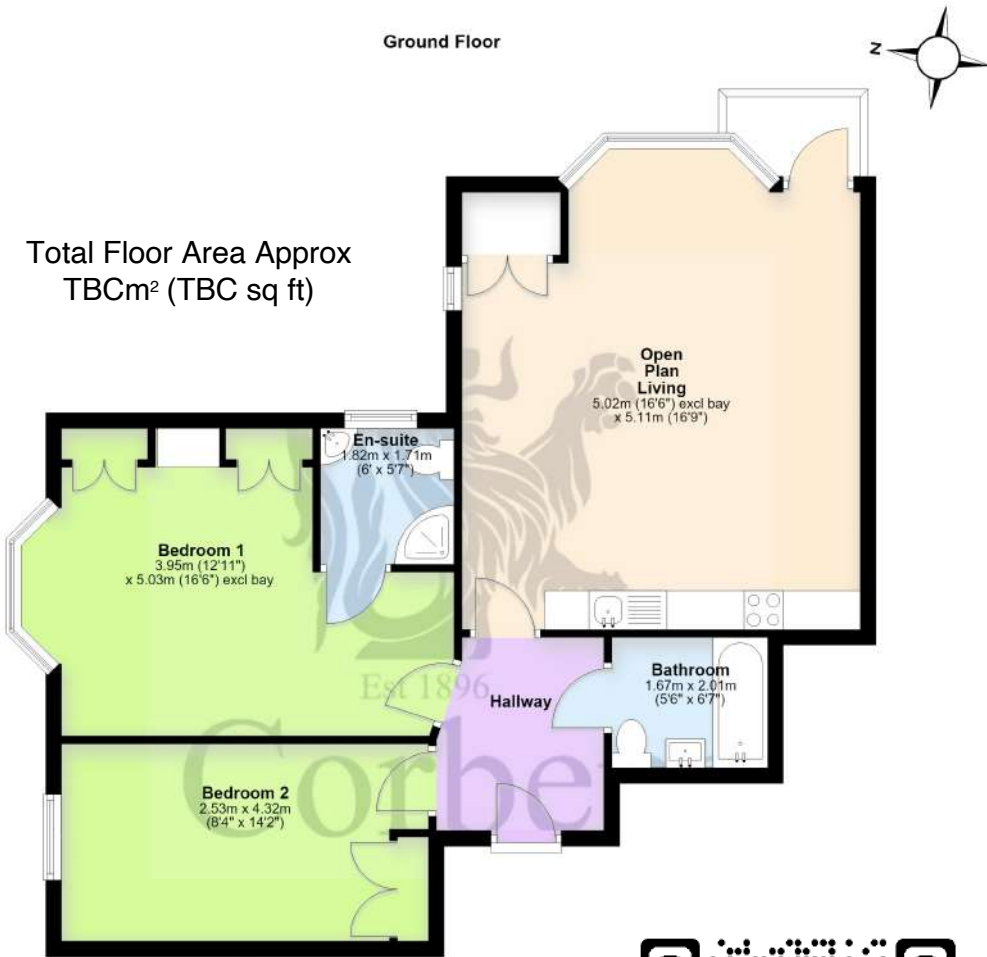
TENURE Leasehold. 125 year lease from 1 January 2010. Shared maintenance approx. £1,625 pa (paid in two half yearly instalments). Ground rent £250 pa for the first 25 years. Long lets are permitted, holiday lets are not. Pets at the discretion of the Management Company.



Property Ref: BUR2331

Council Tax Band E - £3,444.30 for 2026/2027

Total Floor Area Approx
TBCm² (TBC sq ft)



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