

Burlington Road, Swanage BH19 1LT

£550,000 Leasehold

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ESTATE AGENTS









## Property Summary

A newly renovated ground floor two double bedroom apartment situated within a highly sought after area in north Swanage enjoying stunning elevated water views and a short walk to the award winning golden beaches.



## Key Features

- Newly renovated ground floor apartment
- Highly sought after area in North Swanage
- Snug lounge area with distant water views
- Modern fitted kitchen/lifestyle space
- Two double bedrooms, principal with ensuite
- Separate contemporary bath/shower room
- Private patio sun terrace, lawned garden & spectacular elevated sea views
- Allocated parking space
- Short walk to the award-winning golden beach
- No forward chain



## About the Property

The property is situated in a highly sought after area in north Swanage within just a short walk to the award winning golden beach, bus routes to Studland, Swanage town and nearby Sandbanks.

The entrance hall leads through to the principal accommodation. A real feature of this property is the newly renovated kitchen lifestyle space which is positioned towards the rear of the apartment and enjoys a quality modern shaker kitchen and well-defined peninsula breakfast bar, separating the kitchen and dining areas perfectly, coupled with a snug lounge area enjoying distant water views and direct access outside via bi-folding doors to the rear patio sun terrace.

The main bedroom is a generous size and benefits from a door leading through to a modern en-suite wet-room. Bedroom two is also spacious and benefits from fitted wardrobes and fitted furniture ideal for an office space. A newly renovated contemporary bath/shower room is accessed off the main entrance hall and completes the accommodation on offer.



Externally the property enjoys a private patio terrace leading to a lawned garden and spectacular elevated sea views. The property also comes with one off road allocated parking space.

Altogether, this property oozes turn-key appeal and would make an ideal luxury main home or holiday home. Offered to the market with no forward chain.

Tenure: Leasehold 125 years with approximately 118 years remaining

Service charge: As & when required

Holiday lets/Airbnb are not permitted

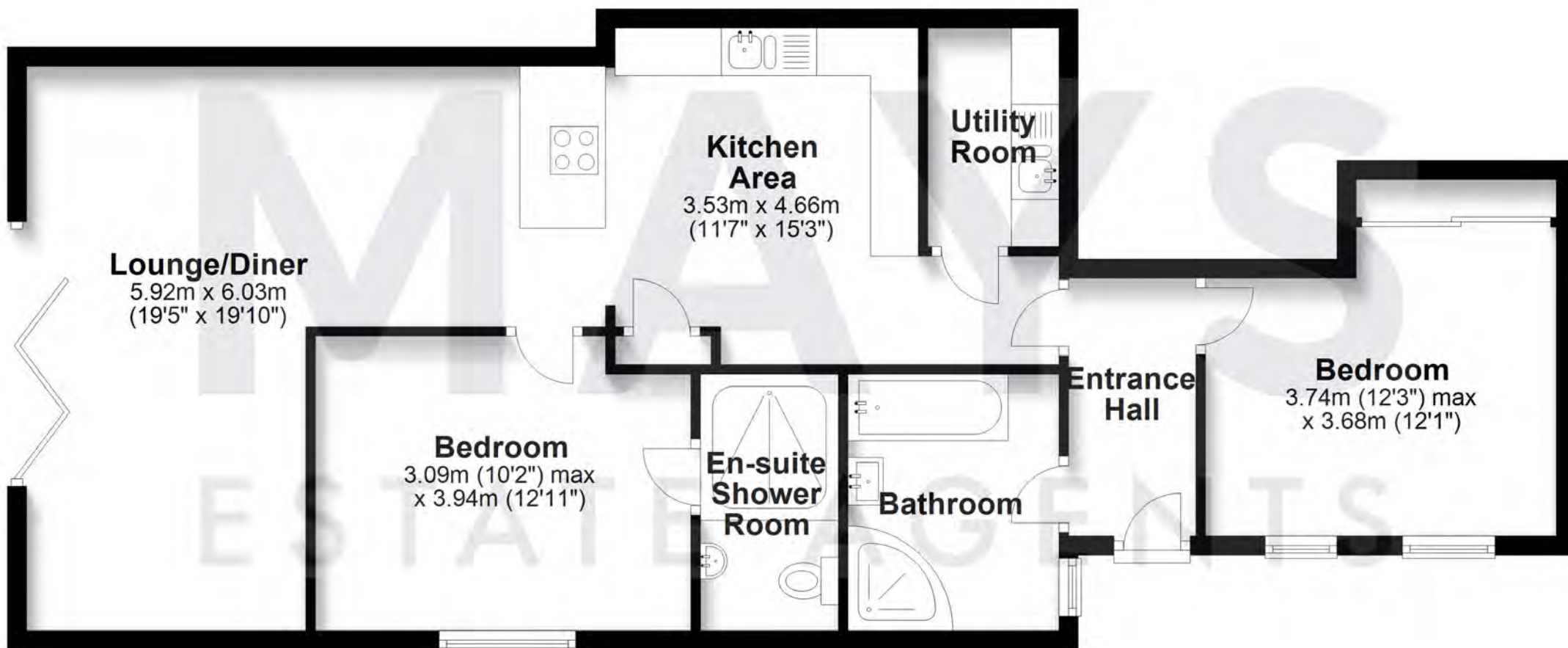
Pets are permitted

Dorset (Purbeck) Council Tax Band: D



## Ground Floor

Approx. 82.5 sq. metres (887.9 sq. feet)



Total area: approx. 82.5 sq. metres (887.9 sq. feet)





## About the Location

Swanage is charming coastal town on the Isle of Purbeck which is part of the Jurassic Coast, England's first Natural World Heritage Site and adjacent to the golden sands of Studland Beach and Shell Bay, part of a larger National Trust Estate which also includes Corfe Castle and Kingston Lacy House.

Swanage has a superb range of amenities, local shops, and services such as a doctor and dentist. The connecting chain ferry to Sandbanks gives immediate access to both Poole and Bournemouth. Without doubt, Swanage is the perfect beach location as the bay is well sheltered for year-round enjoyment of the water and this fabulous property truly embraces the very essence of life on the South Coast with stunning, uninterrupted views out to sea.

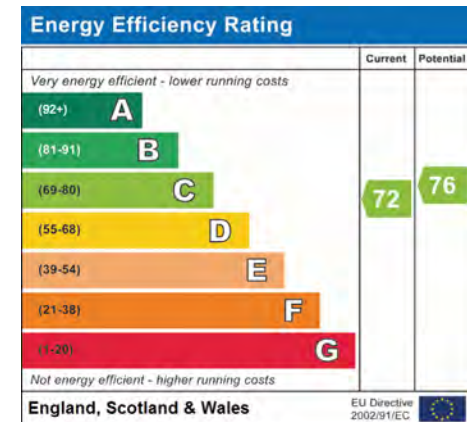
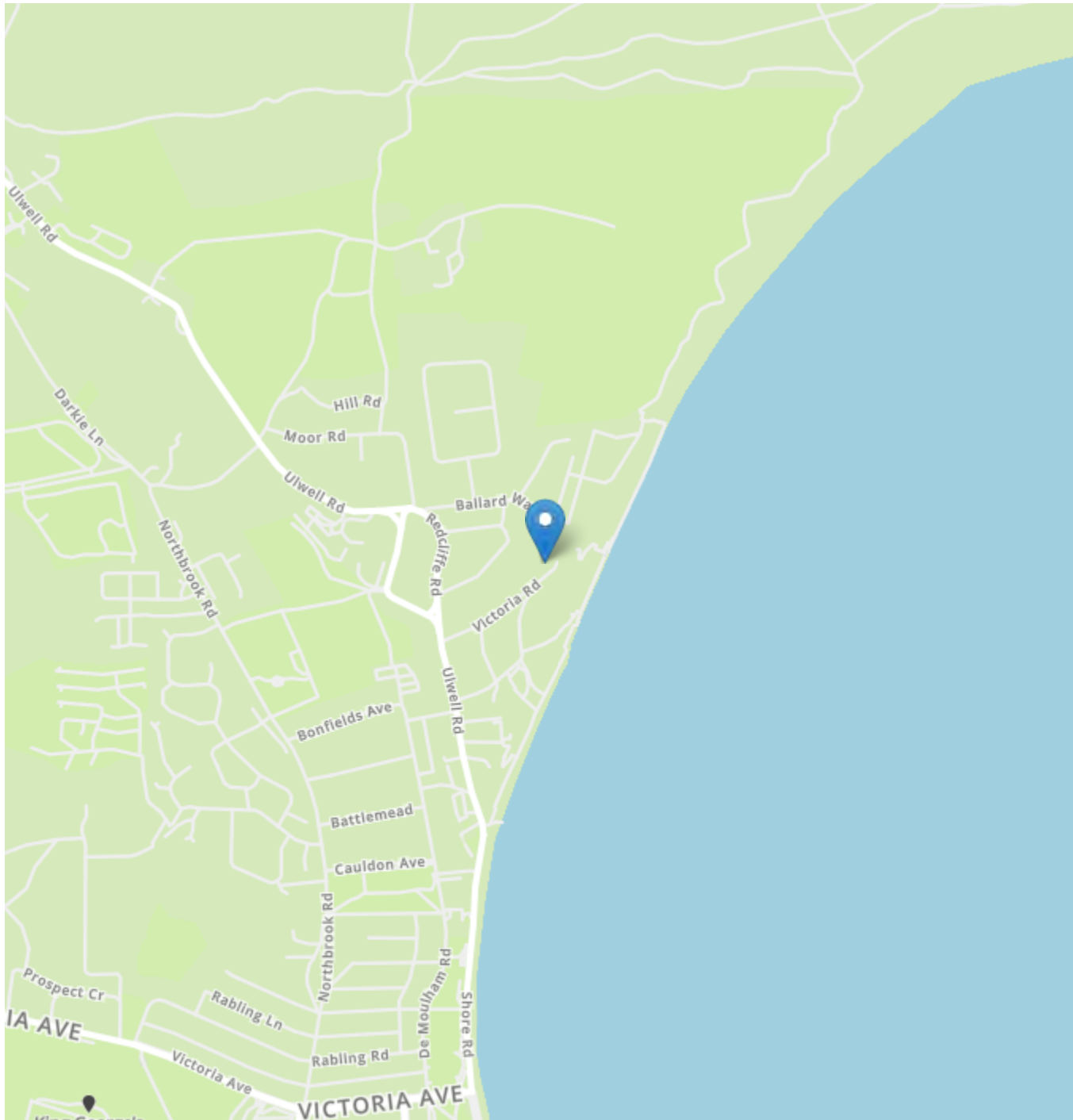


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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