



Flat 1, SPINNAKER

28 BURLINGTON ROAD

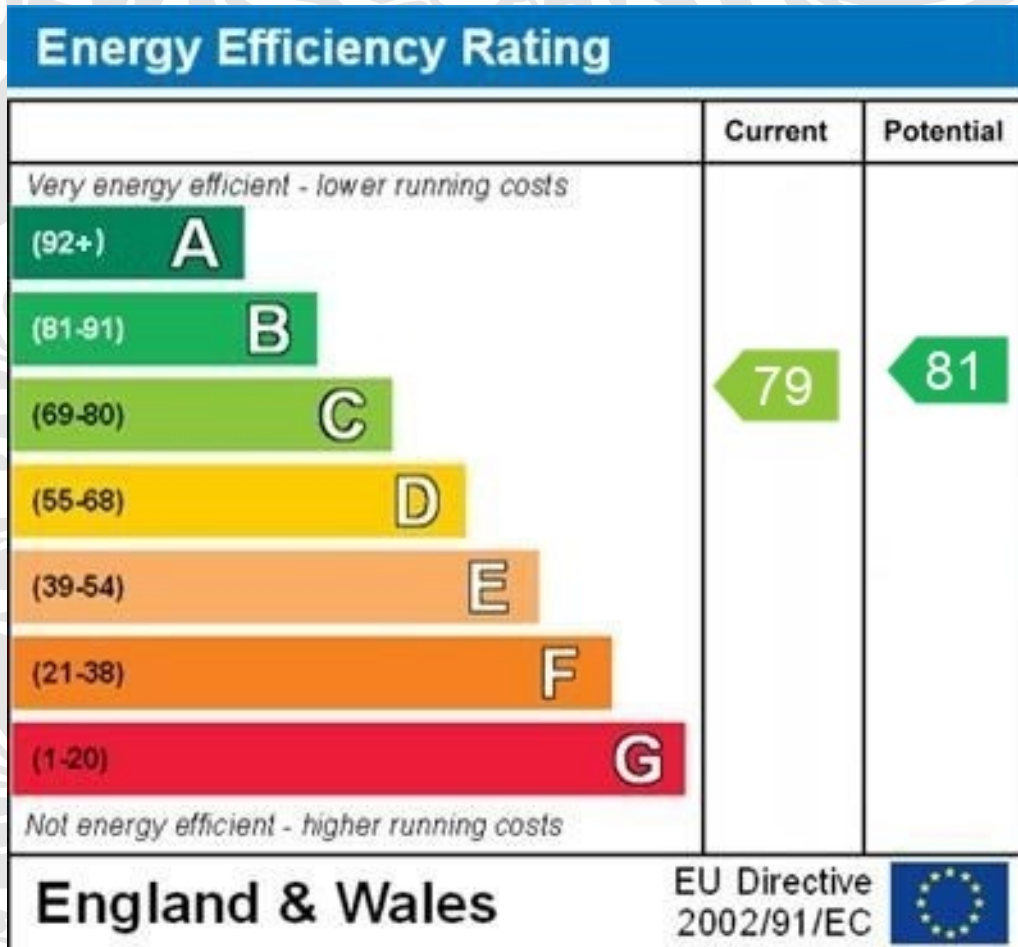
SWANAGE

BH19 1LS

Swanage Bay Waterfront, 3 Bedroom Ground Floor Apartment with private Garden, manicured communal Garden with elevated 'infinity' Sea View plus private allocated Parking in prime town location — An idyllic 'Turn-Key' property to enjoy the summer season.

Guide Price £575,000

ALBURY  
& HALL



WWW.EPC4U.COM

#### ADDITIONAL INFORMATION:

- ◆ TENURE: LEASEHOLD—125 year lease
- ◆ AST LETS PERMITTED
- ◆ SERVICE CHARGES: Currently £1000 per annum plus Ground Rent at £200PA
- ◆ GAS CENTRAL HEATING

LIGHT & AIRY GROUND FLOOR, WATERFRONT APARTMENT IN THE HEART OF SWANAGE TOWN WITH FANTASTIC ELEVATED SEA VIEWS—IDYLIC ONE-OFF PRIMARY RESIDENCE OR QUINTESSENTIAL SECOND HOME SEASIDE RETREAT.

Located along the nostalgic Swanage Bay waterfront sits the quintessential British Seaside building of Spinnakers. Spinnaker is a collection of Apartments set off the bustling High Street, with fantastic elevated sea views—sold as a Leasehold with a 125yr Lease with AST lets permitted.

APARTMENT 1, SPINNAKER is a Ground Floor Apartment offering both prime town and coastal accommodation comprising 3 spacious Double Bedrooms with the Master with a door to the terrace and Sea Views, 2 Bathrooms, open plan Living—Dining Room with Sea Views through the floor to ceiling window and patio doors and from the Patio and Garden, a contemporary Kitchen, manicured communal Gardens with elevated & impressive sea and town views plus private Parking.



ALBURY  
& HALL



WATERFRONT APARTMENT IN THE  
HEART OF SWANAGE TOWN

This ground floor apartment offers a quiet and peaceful setting to enjoy full panoramic views over the Bay whilst being in the centre of this bustling seaside town.

**ENTRANCE**— The entrance to No 1 provides storage for coats and shoes with an integral hallway in neutral décor leading to the principal living areas, creating a bright, light and airy impression.

**KITCHEN**— the contemporary and brightly tiled Kitchen has an array of built-in Units, with sink, Oven & electric hob with extractor hood over, dish washer, washing machine, fridge and freezer The sea view through the Living-Dining room can also be seen while in the kitchen through the serving hatch.



## LIVING -DINING ROOM

The very large Living-Dining room has amazing sea views and is light and airy. It provides a lot of flexibility in how the space can be used for living, dining and entertaining. It also has a convenient serving hatch from the adjacent kitchen.

The floor to ceiling windows and patio doors give uninterrupted views of the sea and the private patio and garden.





**BEDROOM 1**—The Master bedroom to the rear of the building is quiet and peaceful, overlooking the Gardens and Sea beyond. A set of double doors also open out on to the covered Patio. This spacious room has plenty of space for furniture.

**ENSUITE**—consists of a walk-in Shower, WC, sink & heated towel rail.

**BEDROOM 2**— is also a generous sized Double room to the rear of the property, with ample space for additional furniture.

**BEDROOM 3**— also a Double room with space for furniture.

**MAIN BATHROOM**—the contemporary bathroom is fully tiled and fitted with a Bath with a separate walk-in Shower, WC, sink and heated towel rail.



## TO THE OUTSIDE

**GARDEN** - Fantastic, expansive manicured Communal Lawns with elevated, infinity-style Sea Views

**PRIVATE PATIO & PRIVATE GARDEN** — accessed either via the Living Room or Master suite

**PARKING** — secure, allocated parking is available to the front of the property with 1 space. There are also 2 Visitor parking spaces.

**FANTASTIC PROPERTY READY TO GO WITH NO ONWARD CHAIN**





BALLARD DOWN & ROUTE TO STUDLAND



HEART OF THE TOWN & AMENITIES



DURLSTON COUNTRY PARK



SWANAGE BAY & SANDY BEACHES

CHAIN FERRY TO SANDBANKS,  
POOLE & BOURNEMOUTH

Viewing by appointment through sole agents:

Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF

01929 66 00 00 [info@alburyandhall.co.uk](mailto:info@alburyandhall.co.uk) [www.alburyandhall.co.uk](http://www.alburyandhall.co.uk)

**ALBURY  
& HALL**

Registered in England & Wales Company No. 14528884 . PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings , services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.