



Burlington Road

Swanage

BH19 1LS

SPACIOUS 3 BEDROOM, SECOND FLOOR FLAT WITH DIRECT SEA VIEWS,  
ALLOCATED PARKING, LIFT & STAIR ACCESS TO ALL FLOORS, BEACH  
CABIN INCLUDED & USE OF THE GRAND HOTEL LEISURE FACILITIES

Guide Price £545,000

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Swanage and Studland are renowned for long sandy beaches and pretty coastline, being at the start of the World Heritage Jurassic Coastline. Swanage has many shops, restaurants, public houses and the Historic Steam Railway, this along with the safe, sandy beaches makes an idyllic location for any home. The property is within a 2 minute walk of the beach and privately owned beach hut. There are the most spectacular walks to Swanage town, Ballard Down, Old Harry Rocks, and over the hill to Studland.

A secure communal entrance with buzzer & voice communication enters into the communal hallways, stairs and lift access to all floors. The Front Door to Apartment 5 opens into the Hallway from which all rooms are accessed. A spacious Lounge/Diner extends the width of the apartment, is dual aspect with patio doors which open onto a Balcony with direct sea views across the whole of Swanage Bay to the Isle of Wight. There is ample space for comfortable seating, dining table and chairs. A feature fireplace fitted with electric flame effect heater provides cosy ambience for winter evenings. The Kitchen provides a good selection of wall and base storage units and plenty of work surface, inset with sink, gas hob with extractor canopy over, integral eye level oven and services/space for free standing fridge/freezer, dishwasher and washing machine along with a breakfast bar option.

There are three bedrooms, the Master Suite is extremely spacious, bright room with west facing windows and built in bookcase, ample space for large bed, wardrobes and chest of drawer storage along with scope for a comfy sofa and chairs for quiet relaxation. The En Suite Bathroom has a bath with handheld shower attachment, wash basin, w.c. and heated towel rail. Bedroom 2 is another large and light double room, dual aspect with ample space for bedroom storage. Bedroom 3 is a small double/single room which could also double as a Study if an extra bedroom is not required. The Family Shower Room is fully tiled and comprises of a large walk-in shower, wash basin and w.c.

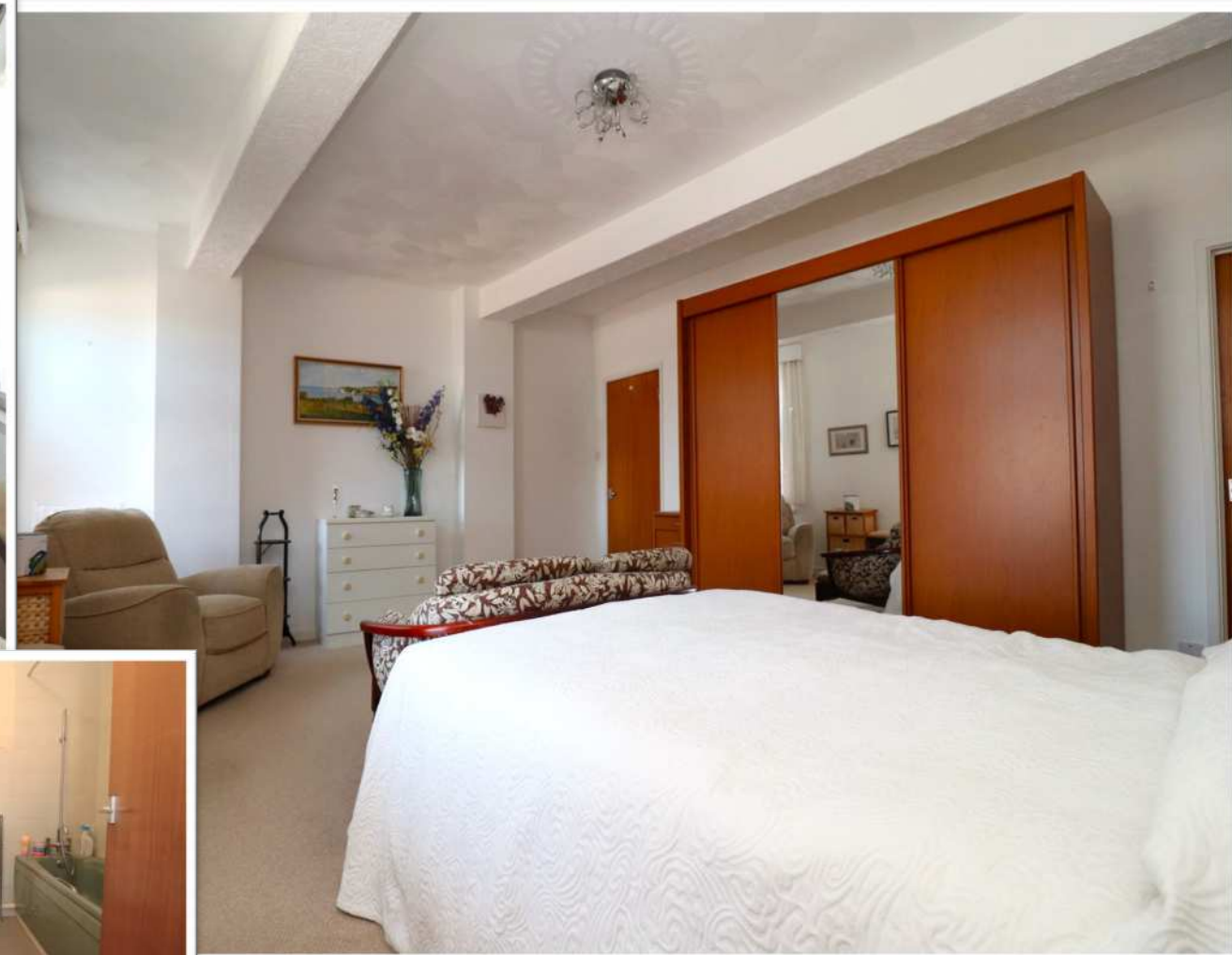
Beach Cabin – A stone built beach cabin between The Grand Hotel and Burlington Chine is included in the sale.

The Apartment benefits from allocated off road/garage parking, there are communal gardens on the sea side of the building with direct access through to The Grand Hotel garden. All Apartments at Grand View also benefit from having free access to The Grand Hotel Leisure Facilities.







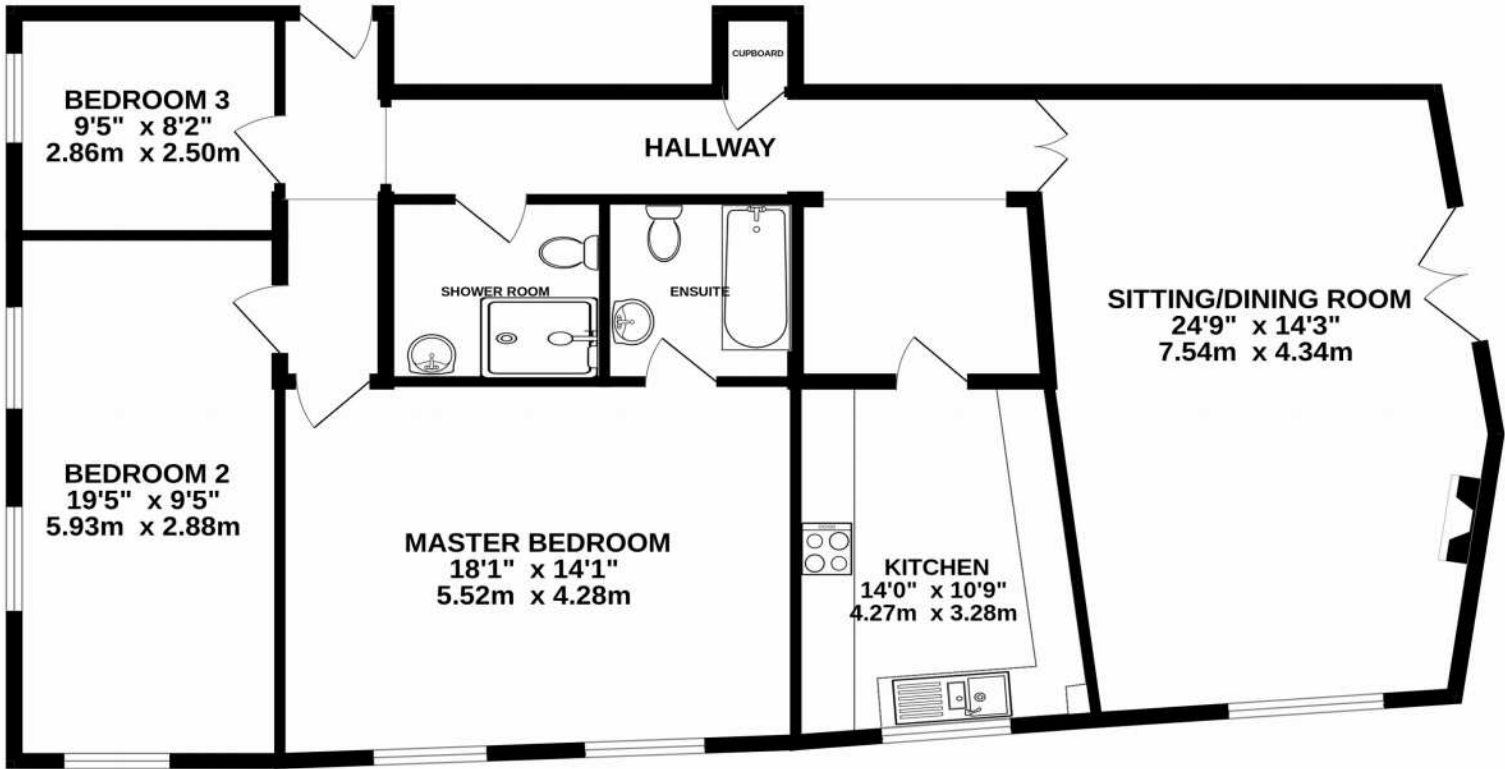








GROUND FLOOR  
1184 sq.ft. (110.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1184 sq.ft. (110.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Tenure:** Share of Freehold

**Council Tax:** Band E

All Mains Services—Gas Central Heating throughout

Double Glazed throughout

Holiday Lets—NOT PERMITTED

Pets—NOT PERMITTED

Service Charges: £1,000 per quarter revised annually.

Currently funds accumulated are being spent on replacing the roof of the building



Viewing by appointment through sole agents:

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

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