



**OLIVER MILES**

Chartered Surveyors  
Estate Agents

**Burlington Road**

**Swanage BH19 1LT**

**Asking Price: £329,000**



**NORTH SWANAGE - Spacious GROUND FLOOR FLAT with FINE SEA VIEWS close to Beach and Hill Walks. Modernised with Character retained. Shared Freehold TBA**

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# Burlington Road Swanage BH19 1LT

\*3 Bedrooms (1 En-Suite)\*Kitchen Dining Room\*Family Bathroom\*Lounge with Conservatory \*Enclosed Garden with own access\*Parking 1+ Cars \*Gas C/H

## LOCATION AND DESCRIPTION

The property is situated in North Swanage on Burlington Road 2-3 minutes walk from the Beach and approximately 3/4 mile from Swanage Town Centre. The building has local Purbeck Stone elevations under a clay tiled roof and was originally a family home, now divided into two self-contained flats. From the rear there are fine views across Swanage Bay to Peveril and the Isle of Wight.

This character property dates from the early 1900s and retains many original and attractive features, including herringbone parquet flooring, heavy doors, open fireplace and tall coved ceilings. Latterly holiday let, one resident remarked "My dream come true, I always wanted to stay in a house like this".

The flat benefits from gas-fired heating, private enclosed garden and parking for up to 2 cars.

## GROUND FLOOR

### ENTRANCE PORCH

### ENTRANCE HALL

Parquet flooring. Under stairs cupboard.

### LOUNGE (SE)

4.5m x 4.3m (14' 9" x 14' 1") Brick open fireplace. Windows and double doors to:

### KITCHEN/DINER (NW)

5.9m x 3.1m (19' 4" x 10' 2") Range of medium oak units comprising cupboards and drawers with complimentary worktops and inset composite sink. Electric under oven with gas hob and filtration hood over. Gas fired combination boiler serving heating radiators and hot water. Door leading to:

### SIDE PORCH/UTILITY ROOM

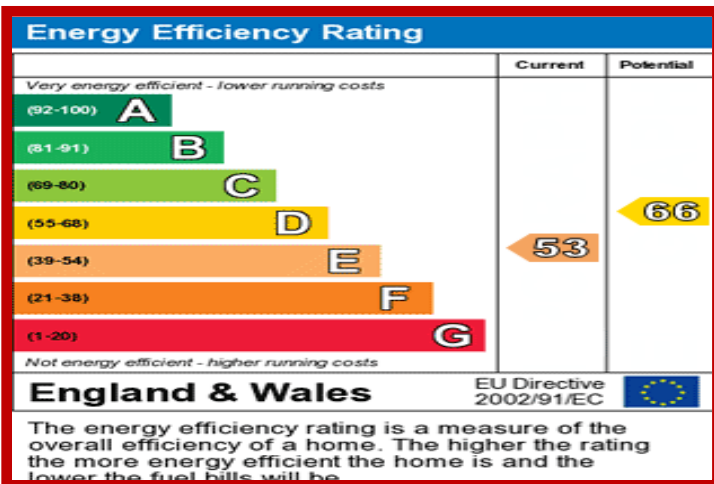
Plumbing for washing machine and dryer. Exterior door.

### CONSERVATORY (SE, NE, & SW)

3.55m x 1.89m (11' 8" x 6' 2") uPVC double glazed windows and doors. French doors to garden laid to terrace, lawn and flower beds.

### BEDROOM 1 (SE)

4.5m x 4.2m (14' 9" x 13' 9") Including En-Suite. Fitted wardrobe. Bow window with sea views.



## EN-SUITE SHOWER ROOM

Refitted in 2014. Shower cubicle with mains operated shower, wc and wash basin with cupboard under. Fully tiled walls and floor. Extractor fan.

## BEDROOM 2 (SE)

4.5m x 4.2m plus recess (14' 9" x 13' 9" plus recess) Bow window with sea views.

## BEDROOM 3 (NW)

4.2m x 1.9m max and 1.6m min (13' 9" x 6' 3" max and 5' 3" min)

## FAMILY BATHROOM

White suite comprising panelled bath with mixer tap with hand shower and tiled surround, wc with concealed cistern, basin and vanity unit. Automatic fan. Electrically heated towel rail.

## OUTSIDE

Forecourt **Parking** to front of property for up to 2 cars. Side entrance path to enclosed **Garden** laid to lawn and flower beds. **Timber Shed** 3.6m x 1.8m (11' 10" x 5' 11").

## TENURE

New lease to be granted and a share of the Freehold.

## SERVICES

All mains services connected. Gas fired central heating.

## COUNCIL TAX

Band 'D' £1,781.32 payable 2015/16

**VIEWINGS** by appointment only through Oliver Miles (01929 426655)

