



**SEA DREAM, THE CLIFFS, BURLINGTON ROAD, SWANAGE**  
**£765,000 Leasehold**

This luxury penthouse apartment 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 approximately 1 mile from the town centre and main shopping thoroughfare.

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 (approximately 2½ hours). The popular conurbations of Poole and Bournemouth are also a short distance away.

Sea Dream is finished to an exceptionally high specification with luxury fixtures and fittings throughout, complementing the modern spacious living style. The apartment benefits from fine views of Swanage Bay from the majority of rooms and the personal balcony provides the ability to maximise living space whilst retaining privacy. "The Cliffs" is a secure block with attractive, well-maintained communal areas and lift access to all floors.



Upon entering the penthouse apartment, the hallway leads through to the open plan living room/dining room/kitchen. This area has a triple aspect with Velux windows, ensuring the apartment is light and providing sea views as well as views across the town.

Further accommodation comprises a family bathroom and two double bedrooms. The master bedroom having access to en-suite shower room. To the outside, there is electronically operated gated access to reserved secure underground parking space. A personal storage cupboard is also available to rent.

The apartment is offered on a 125 year lease at a ground rent of £600pa for the first 25 years, rising in increments over the remaining lease. Long lettings are permitted, holiday lets are not. Pets at the discretion of the landlord. There is a £5000 non-refundable reservation fee to be paid to the developers solicitor, Humphries Kirk.

Viewing is by appointment through the Sole Agents, **Corbens, 01929 422284.**

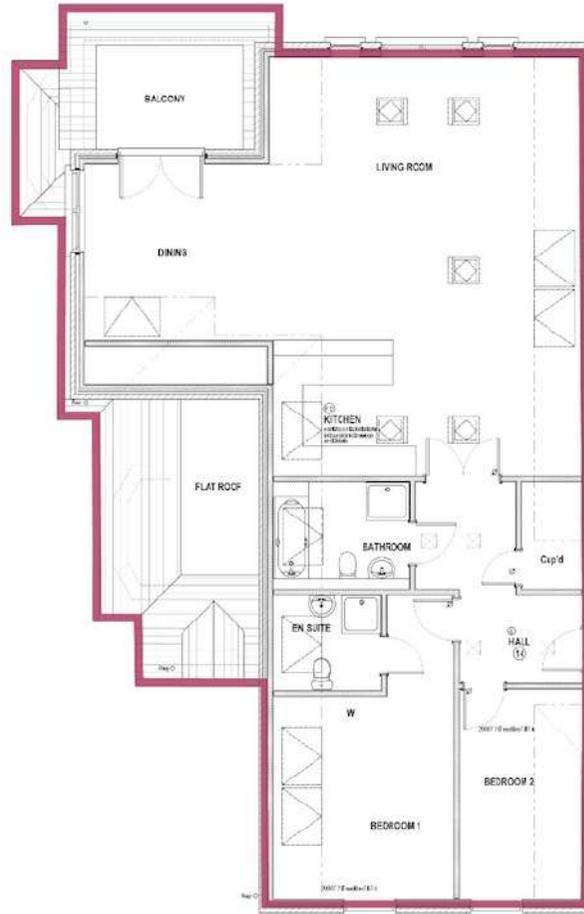
Property Ref BUR9814

Council Tax - To be Assessed

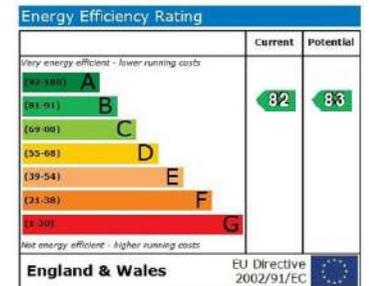
**Accommodation**

Living Area 8.63m x 6.66m (28'3" x 21'10")  
 Dining Area 3.78m x 3.37m (12'4" x 11')  
 Kitchen Area 3.45m x 2.68m (11'3" x 8'9")  
 Balcony 3.34m x 1.54m (11'3" x 5')

Bedroom 1 6.2m max x 3.75m (20'4" max x 12'3")  
 En-Suite Shower Room 1.9m x 1.9m (6'2" x 6'2")  
 Bedroom 2 4.3m x 2.56m (14'1" x 8'4")  
 Bathroom 2.78m x 2.2m (9'1" x 7'2")



**Total approximate floor area - 140m<sup>2</sup> (1500 sq ft)**



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans.

