



**7 GRAND VIEW, BURLINGTON ROAD, SWANAGE**  
**£750,000 Shared Freehold**

This is a rare opportunity to acquire a superior second floor penthouse style apartment with a beach chalet located in one of the finest positions facing the sea and commanding unrivalled panoramic views across Swanage Bay to the Isle of Wight and Peveril Point. There is direct access to the beach via the grounds of the adjoining Hotel and the owners of Grand View apartments enjoy membership of the hotel's leisure facilities including swimming pool, jacuzzi and sauna.

Decorated in a neutral décor throughout to maximise the space and offer an easy spacious living style. The panoramic views extend the coastal indoor/outdoor living and it is in our opinion one of the finest apartments in the area. All rooms are generously proportioned and flow naturally throughout. The accommodation comprises a total of 95 sq metres (1,022 sq ft (approx)). Amongst the many features of this exceptional apartment is the generously sized open plan living room/kitchen, private balcony, lift access and dedicated parking bay in communal integral garage.

Grand View is a secure small block of 8 flats adjoining the Grand Hotel and occupies an elevated clifftop position in the sought after area of North Swanage. It is approximately 50 metres to the beach and approximately 1 mile from the town centre and main shopping thoroughfare.

All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**. Postcode **BH19 1LS**.



Upon entering the apartment, the entrance hall leads directly to the generously sized open plan living room. This room is bathed with an abundance of natural light and the double glazed doors give access to the balcony maximising the far reaching views of Swanage Bay to the Isle of Wight and Peveril Point. Leading off, the kitchen is fully fitted with high quality white units with contrasting worktops. Integrated appliances include double oven, electric hob, fridge/freezer, washing machine and dishwasher.

There are three double bedrooms. The master bedroom enjoys views of the sea to Ballard Down and has an en-suite bathroom comprising a bath with shower over, wash basin and WC. Bedroom 2 is dual aspect and enjoys similar views to Bedroom 1. Bedroom 3 faces North and has views of the Purbeck Hills. A family bathroom fitted with bath, washbasin and WC completes the accommodation.

Outside, the communal garden gives direct access to the beach below. The brick built beach chalet is situated virtually on the foreshore and measures 2.43m x 2.27m (7'11" x 7'5").

**TENURE** Shared Freehold. 230 Year Lease from 1 October 1985. Maintenance Liability £4,500 pa, payable in 4 instalments. Pets are at the discretion of the management company. Lets: Long lets are permitted; holiday lets are no longer permitted.

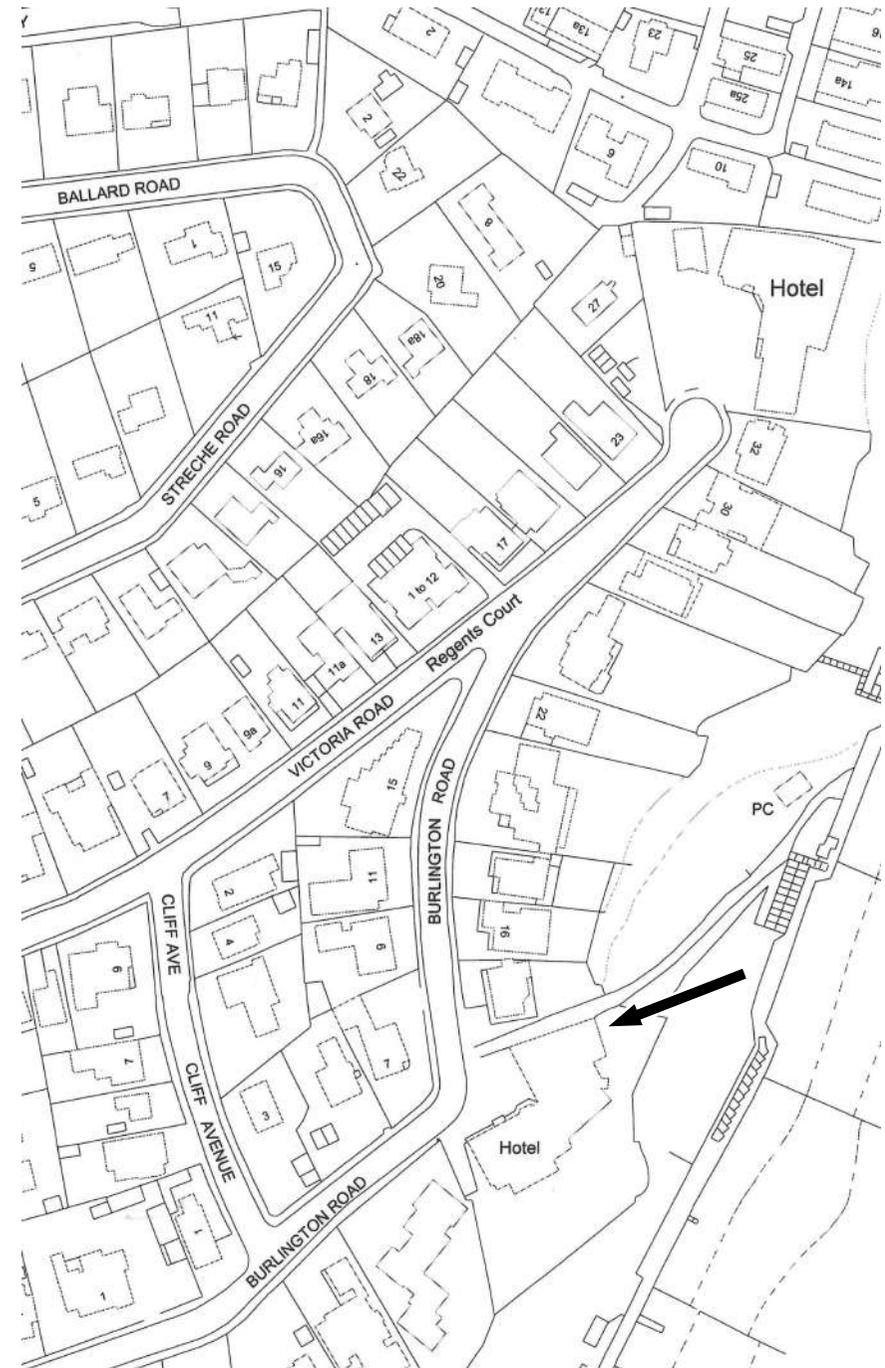
Property Ref: BUR1781

Council Tax Band E

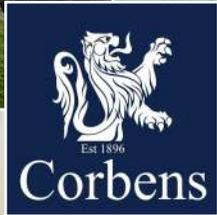
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Total Approximate Habitable Floor Area  
95m<sup>2</sup> (1,022.5 sq ft)

Second Floor



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. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.



## SITUATION & AMENITIES

Grand View is situated in a premier residential location, overlooking Swanage Bay and about 50 metres from the Blue Flag beach. The town centre is approximately 1 mile and offers historic buildings and Victorian Pier, museums, the famous Swanage Steam Railway, Durlston Country Park and Nature Reserve.

Swanage lies at the south-eastern tip of the Isle of Purbeck. Much of the surrounding area is owned by the National Trust and is classified as being an Area of Outstanding Natural Beauty. The market town of Wareham is some 9 miles distant and has main line rail links to London Waterloo (some 2.5 hours). The popular conurbations of Poole and Bournemouth and the exclusive Sandbanks peninsula are also within easy reach via the Sandbanks toll ferry.

Throughout the year the town hosts a number of music festivals, which include jazz, blues, and folk, summer carnival, fish festival and lifeboat fundraising week.



There are numerous sporting and recreational activities in the area including sailing, power boating, water skiing and other water sports and excellent golf courses at The Isle of Purbeck Golf Club and Wareham Golf Club. Walkers and cyclists can enjoy the South West Coast Path, taking in the UNESCO World Heritage site of the Jurassic Coast.



