



BEACH CHALET 52, BELOW HIGHCLIFFE ROAD, SWANAGE
£75,000 Leasehold

LOCATION This single beach chalet is situated in a development above the promenade. It is located at the Northern end of Swanage beach, below Highcliffe Road, and is accessible via Burlington Chine and also from Shore Road.

The beach chalet benefits from uninterrupted views over Swanage Bay to Peveril Point and Ballard Down and is conveniently located close to a café and public conveniences. It is of timber construction with a mineral felted roof and has mains electricity, a communal tap, shower and WC.

INTERNAL DIMENSIONS 1.78m x 1.75m (5'10" x 5'8").

TENURE Leasehold. New 125 year lease to be granted, ground rent £25 per annum and shared maintenance of £200 per annum.

VIEWING By appointment only through Corbens, 01929 422284. The postcode for Highcliffe Road above is **BH19 1LW**.

Property Ref: BEA2068a

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.

