



**8 THE CLIFFS, BURLINGTON ROAD, SWANAGE**  
**£500,000 Leasehold**

This luxury 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, ideally located for access to Swanage beach and approximately one mile from the town centre and main shopping thoroughfare. The Cliffs was built in 2009 and is of traditional cavity construction with external elevations of part brick and cement render under a pitched roof covered with plain tiles and flat centre section.

8 The Cliffs is a well-planned, spacious apartment enjoying views of the sea from the living room and balcony. It also benefits from stylish interior design fitted with luxury fixtures throughout including quality kitchen units with granite worktops and Miele integrated appliances, Villeroy and Boch bathroom suites, underfloor heating, video entry system, lift access to all floors and gated parking.

The seaside resort of Swanage lies at the Eastern tip of the Isle of Purbeck, delightfully surrounded by the Purbeck Hills. It has a fine, safe, sandy beach and is an attractive mixture of old stone cottages and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Property Ref BUR2117

Council Tax Band E - £3,287.09 for 2025/2026



The spacious entrance hall welcomes you to this stylish first floor apartment. Double doors lead to the generous open plan, dual aspect living room/dining room/kitchen. The living/dining area enjoys views of Swanage Bay and has double doors opening to the South facing balcony. The kitchen area is fitted with a quality range of light units, complementing granite worktops and integrated appliances.

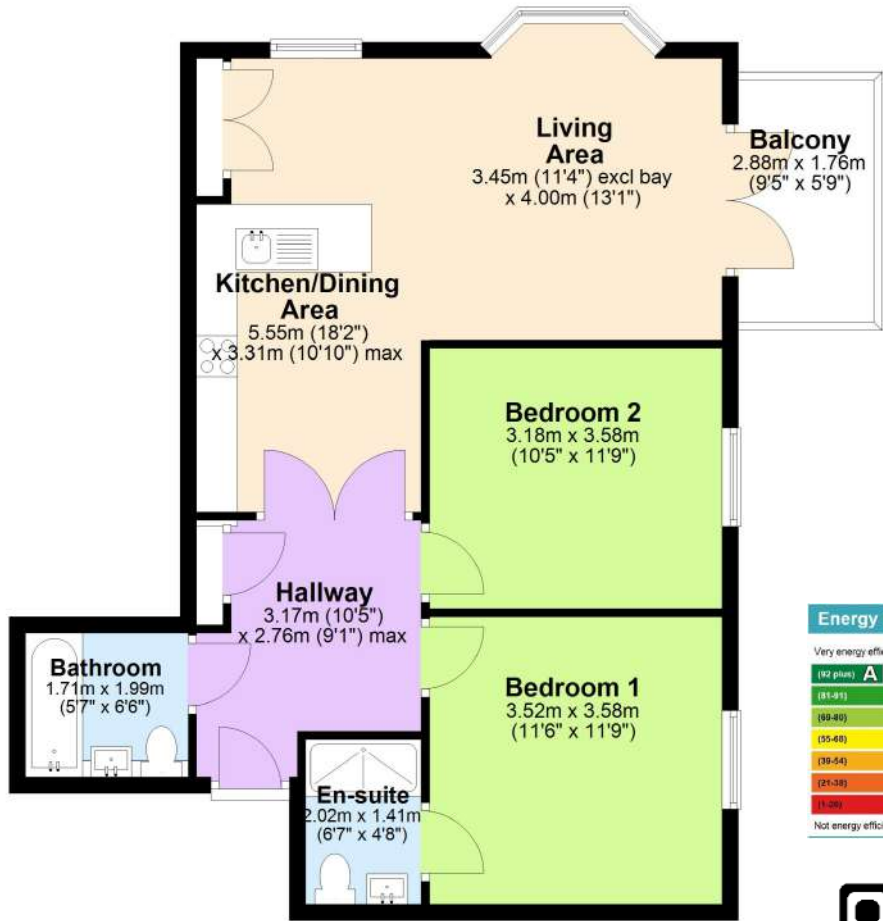
There are two South facing double bedrooms. The principal bedroom has the benefit of an en-suite shower room. The stylish family bathroom completes the accommodation.

Outside, there are landscaped communal grounds with attractive flower and shrub borders. An electronically operated gate provides access to a reserved secure underground parking space.

**Tenure:** Leasehold. 125 years from 1 January 2010. Ground rent £250 pa for the first 25 years. Shared maintenance charge £1,625 pa (paid in two half yearly instalments). Long lets are permitted, holiday lets are not. Pets at the discretion of the freeholder.

Viewing is highly recommended to appreciate this stylish apartment. through **Corbens, 01929 422284**. The postcode for SATNAV is **BH19 1DH**.

# First Floor

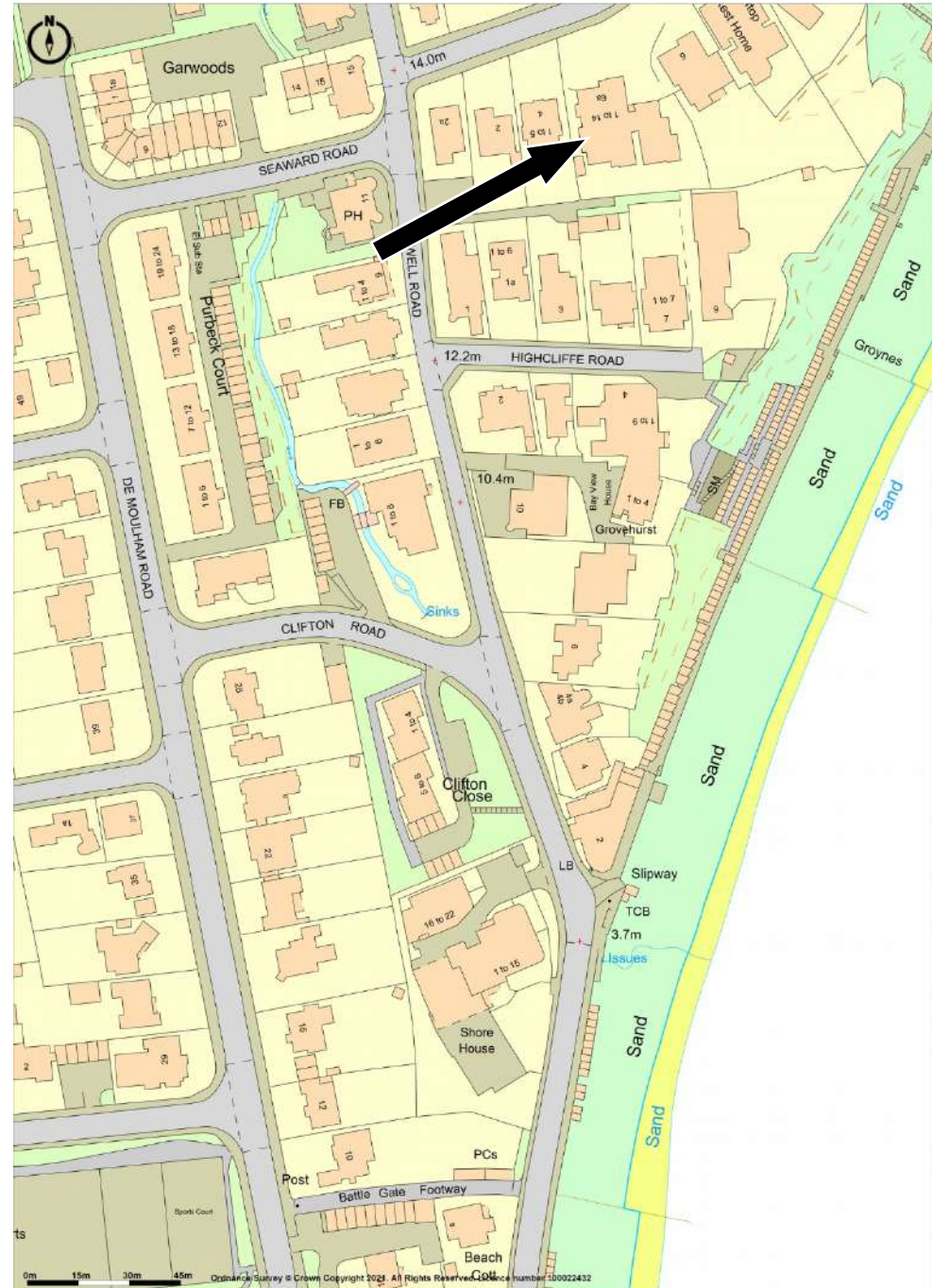


Total Floor Area Approx.  
76m<sup>2</sup> (818 sq ft)

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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		81	83



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