



**FLAT 3 MARINERS WATCH, BURLINGTON ROAD, SWANAGE**  
**£395,000 Shared Freehold**

Situated in a premier sought after elevated cliff top position at North Swanage, this superior first floor apartment commands dramatic unrivalled views across Swanage Bay to the Isle of Wight and Peveril Point. Mariners Watch is a prestigious modern development comprising fourteen apartments, approximately 50 metres to the beach, and stands in immaculately presented landscaped gardens at the rear with private access to the beach below.

This apartment is well presented and has the considerable advantage of a large open plan living/dining room with full width glazed sliding doors leading to the balcony framing the magnificent sea views, 2 double bedrooms and a garage. The building was constructed during the 1980s of traditional cavity brick under a pitched roof covered with concrete interlocking tiles.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant, with the conurbation of Poole and Bournemouth in easy reach via the Sandbanks ferry.

Property Ref: BUR2279

Council Tax Band E - £3,444.30 for 2026/27



The entrance hall welcomes you to this superb apartment. The open plan living/dining room is generously sized with full width glazed patio doors leading to a good sized balcony to enjoy the superb views and ample space for outdoor dining and relaxing. The dual aspect kitchen/breakfast room is fitted with a range of light wood units, with contrasting worktops, integrated gas hob, electric oven, fridge/freezer and washing machine. This room also enjoys excellent sea views.

There are two double bedrooms at the front of the property, both with fitted wardrobes. Bedroom 1 is particularly spacious, while Bedroom 2 is a good sized double. The bathroom is fitted with a modern suite comprising panelled bath with shower over, wash basin with cupboard under and WC. A separate cloakroom completes the accommodation.

Outside, the extensive private tiered landscaped communal grounds are at the rear of the building facing the sea and are immaculately maintained, mostly laid to lawn with flower beds, mature trees and shrubs. Steps lead to the lower garden and private access to the beach. At the front there is a good sized single garage with up and over door, electric light and power, as well as visitors parking spaces.

Viewings are strictly by appointment through the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 1LS**.

## First Floor



### TENURE

Shared Freehold. Lease Term: 199 Years from 25 March 1983. Ground Rent £1pa. Current maintenance charge £2,500 pa, which includes water.

Long lets are permitted, subject to the prior approval of the management company. Holiday lets and pets are not permitted.



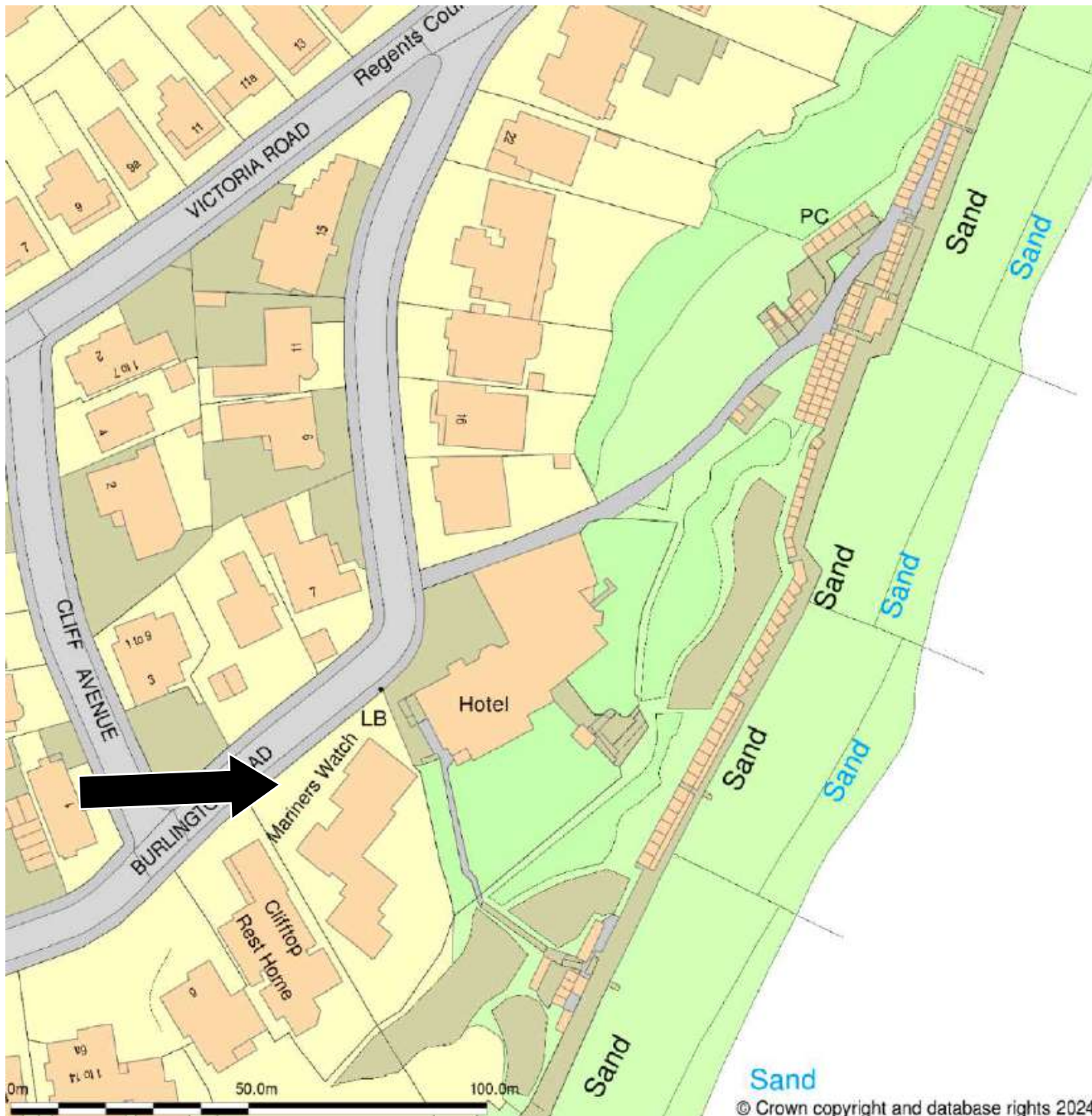
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Floor Area  
Approx. 72m<sup>2</sup> (775 sq ft)

Scan to View Video Tour

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

**3** Mariners Watch is situated in Swanage on the stunning Dorset coastline directly overlooking the sea at the Northern end of Swanage Beach. The apartment enjoys triple aspects with unrivalled sea views from Old Harry Rocks, across Swanage Bay to Peveril Point and to the Isle of Wight in the distance.

The town centre is approximately half a mile and offers historic buildings and Victorian Pier, museums, the famous Swanage Steam Railway, Durlston Country Park and the Townsend Nature Reserve.

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 Kimmeridge Bay which is known as the safest snorkelling site in Dorset, 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.

