



3 SEASHELLS, 7 BURLINGTON ROAD, SWANAGE
£265,000 Leasehold

This spacious first floor flat is situated in a small block on a pleasant corner site opposite a chine that leads to the beach and about one and a half miles from the town centre. The original property is thought to date back to the early part of the 20th Century and has a Purbeck stone plinth, the upper elevations being cement rendered under a tiled roof.

3 Seashells offers well presented, modern accommodation with the advantage of two balconies and a dedicated double length parking space. It is eminently suitable for the first time buyer or as an investment.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

Property Ref BUR2280

Council Tax Band C - £2,504.96 for 2026/2027



The entrance hall welcomes you to this modern apartment. Leading off, the spacious living room has ample room for a dining table and chairs and has access to the East facing balcony. The kitchen is fitted with a range of light wood effect units, contrasting worktops and integrated electric oven and hob, space for washing machine.

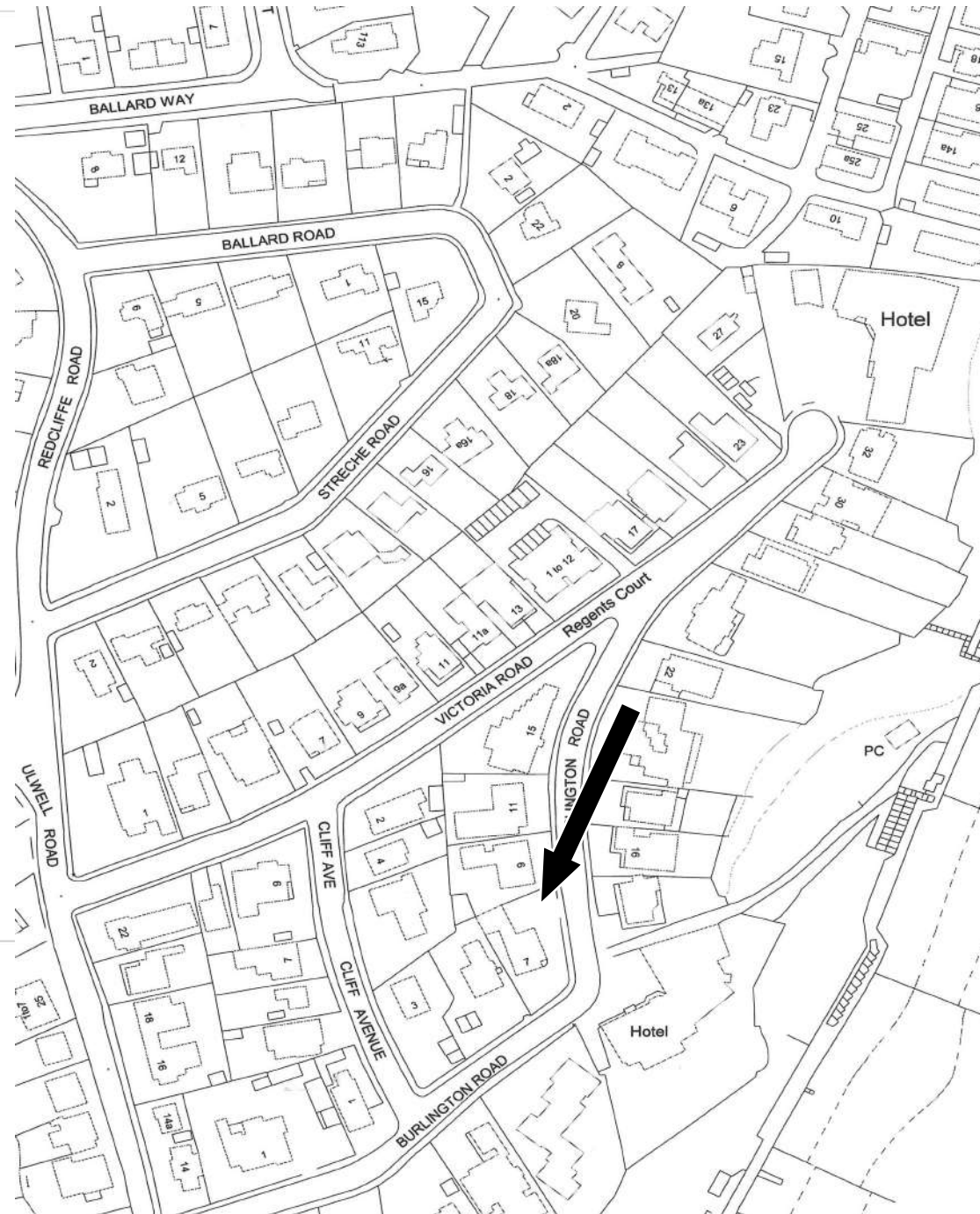
There are two good sized double bedrooms; bedroom one is particularly spacious, South facing. Bedroom two is East facing with the benefit of double glazed casement doors to a second balcony. The bathroom is fitted with a white suite comprising panelled bath with shower attachment, WC and pedestal wash hand basin

Outside, there are communal clothes drying and dustbin areas and a dedicated double length parking bay.

Tenure Shared Freehold. 999 years from 1st of September 2000 at a ground rent of £75 per annum with shared maintenance liability approximately £1,039 per annum. All lettings permitted, pets at the discretion of the management company.

All viewings must be accompanied and these are strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 1LR**.

First Floor



Total Floor Area
Approx. 51m² (549 sq ft)

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 76 | 76 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

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.



North Beach - approx. 200m

