



**FLAT A CHEQUERS, 11 BURLINGTON ROAD, SWANAGE**  
**£350,000 Shared Freehold**

This spacious ground floor flat is situated in a substantial detached building in a fine residential position to the North of Swanage, approximately 1 mile from the town centre and within 250m of the beach via Burlington Chine. Chequers is thought to have been constructed during the first quarter of the 20<sup>th</sup> Century and converted into separate apartments during the 1990s. It is of traditional cavity brick construction with part cement render to the front under a pitched roof covered with tiles.

Flat A Chequers offers spacious, well presented accommodation with the considerable advantage of its own personal entrance, modern fitted kitchen and family bathroom, a private paved courtyard and single garage.

Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the south is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

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



Approached by its own personal entrance, this spacious ground floor apartment is ideal family or retirement property. The spacious living room has an inset gas living flame fire and double glazed sliding doors opening to the private paved courtyard. The separate kitchen is fitted with a range of modern light units, contrasting wooden worktops, integrated dishwasher, electric oven and hob with filtration hood over, and has space for a free-standing fridge/freezer.

There are two double bedrooms. The principal bedroom is an exceptionally spacious double at the rear of the property. Bedroom two is also a good sized double. The family bathroom is fitted with a white suite including a shaped panelled bath with shower over and completes the accommodation.

Outside, the apartment has the benefit of an enclosed private courtyard at the front of the property. A shared gravelled driveway leads to a detached garage and store at the rear.

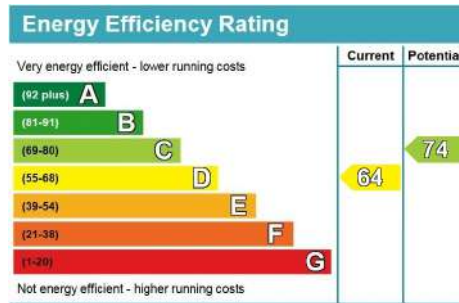
**TENURE** Shared Freehold. 999 year lease from 1 April 2017. Shared maintenance liability which amounts to £860pa. Long lets permitted, holiday lets are not, pets at the discretion of the management company.

**Ground Floor**

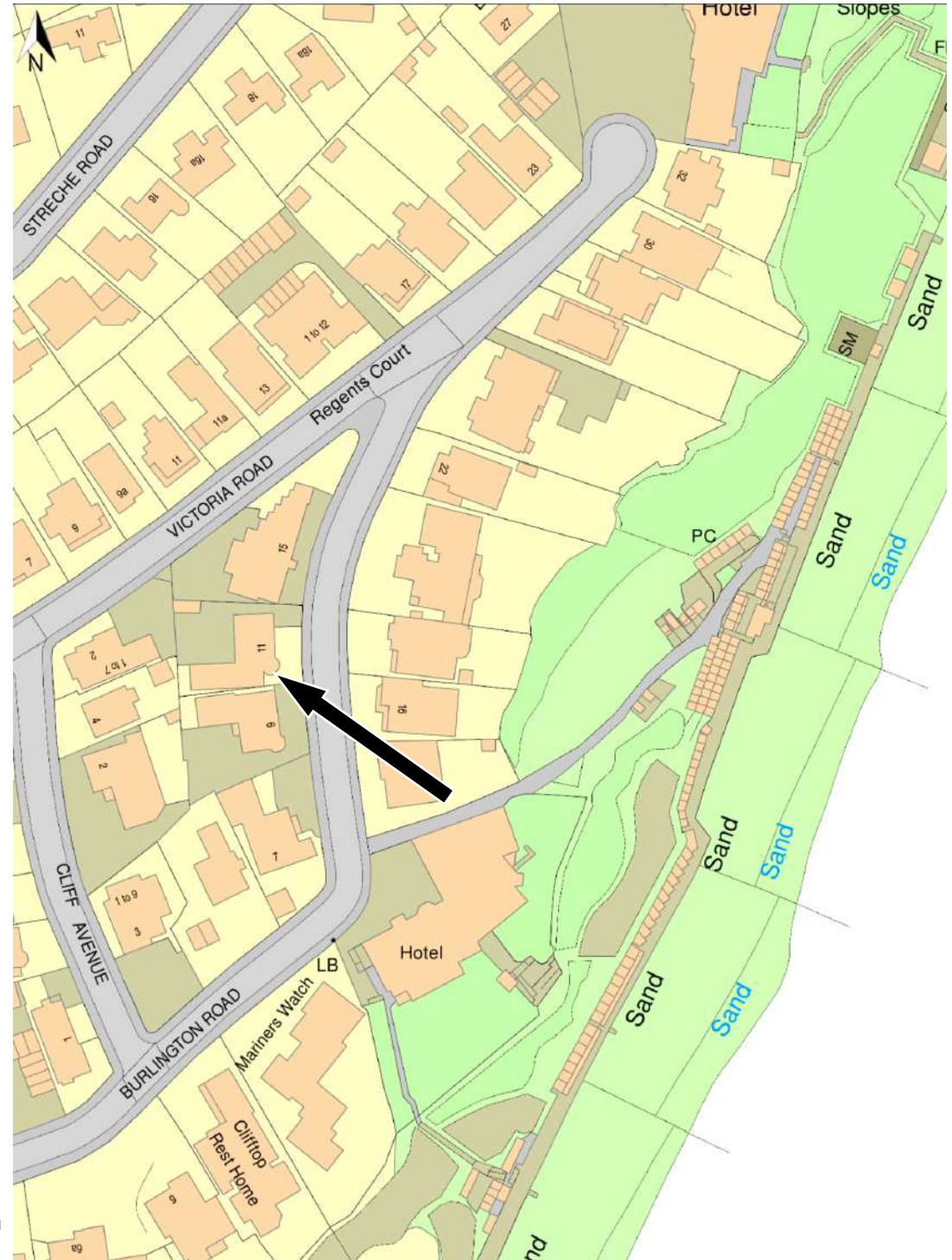
Total Floor Area Approx. 83m<sup>2</sup> (893 sq ft)



Scan to View Video Tour



Property Ref BUR1941  
Council Tax Band C



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Location - North Beach

