



**FLAT 5 GRAYSTONES, 20 BURLINGTON ROAD, SWANAGE**  
**£275,000 Leasehold**

Flat 5 Graystones is an immaculately presented apartment situated on the first floor of a substantial detached building, located in a fine position on the clifftop at North of Swanage approximately 1 mile from the town centre. The original property is thought to have been built around the turn of the 20<sup>th</sup> Century although altered, extended and converted into separate apartments during the 1980s. It is of traditional cavity construction with external walls mostly of natural Purbeck stone under a pitched roof covered with clay tiles with flat secondary roofs.

The apartment offers spacious, well presented accommodation with considerable advantage of fine views across Swanage Bay to the Isle of Wight in the distance from the living room.

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.

Property Ref BUR1935

Council Tax Band B



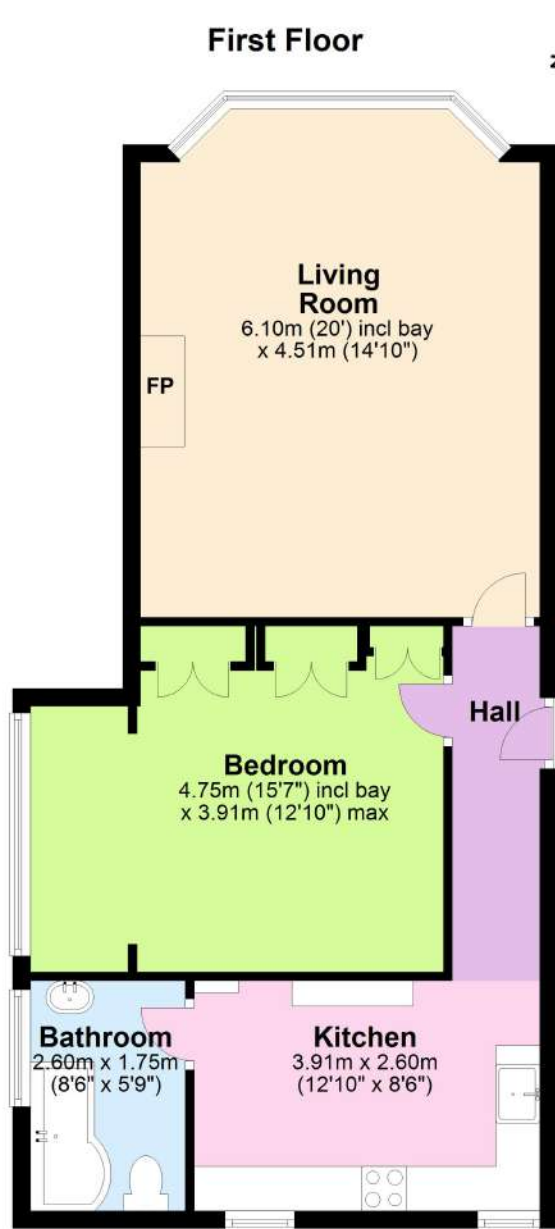
The entrance hall with telephone entry system welcomes you to this stylish first floor apartment. Leading off, the spacious living room has a wide bay window which enjoys panoramic views across Swanage Bay to Ballard Down, Peveril Point and the Isle of Wight in the distance. The separate kitchen is fitted with a range of modern light units, contrasting wooden worktops, integrated dishwasher, electric oven and hob with filtration hood over, wine-cooler and space for washing machine/dishwasher.

The spacious double bedroom with large bay dressing area has the considerable advantage of a range of fitted wardrobes. The modern bathroom leads off the kitchen and includes a shaped panelled bath with shower over and completes the accommodation.

Outside, there are communal grounds with dedicated parking space at the front of the building.

**TENURE** Leasehold. 210 year lease from 1 July 1985. Shared maintenance liability which amounts to £1,800pa. Long lets permitted, holiday lets are not, pets at the discretion of the management company.

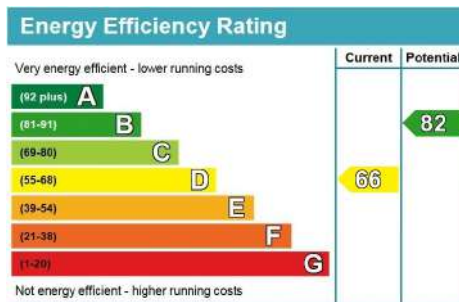
All viewings are strictly by appointment through the Sole Agents, **Corbens**, **01929 422284**. The postcode for this property is **BH19 1LS**.



Total Floor Area  
Approx. 65m<sup>2</sup> (700 sq ft)



Scan to View Video Tour



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Location - North Beach

