



OLIVER MILES

Chartered Surveyors - Estate Agents

Burlington Chine OIEO £99,950

STUNNING BEACH CHALET, SPACIOUS TERRACE with PANORAMIC VIEWS across the entire Bay. AN OPPORTUNITY NOT TO BE MISSED



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Burlington Chine, Dorset, BH19 1LS

- Rare Opportunity to Acquire Beach Hut in Swanage
- Great Position above Sandy North Beach
- Electric Roller Shutter, Light and Power
- Panoramic Views across Swanage Bay
- End of Terrace - No Passers By
- Leasehold - Long Lease Remaining

LOCATION & DESCRIPTION

ENJOY PANORAMIC VIEWS from Ballard Down, across the bay to the Isle of Wight and Peveril Point.

Situated in one of the finest and elevated positions in Swanage, this beach hut is located on the top floor of a block of huts beneath Burlington Chine. Of concrete construction, it has been very well maintained with a terrace to the front and has the benefit of being at the end of the block, therefore no passers-by and private to the owners. The hut has an electric shutter, power and light with a communal drinking water supply and public convenience close by.

The beach hut has the benefit of a 999 year Lease from May 1993 and ground rent of £30 per annum. Maintenance charge is approximately £200 per annum, insurance approximately £150 per annum. Electricity standing charge plus usage is charged by the Freeholder. There is no council tax payable and EPC is not applicable.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Beach Hut

Tenure: Leasehold

Council Tax Band: Not Applicable

EPC: N/A

Property construction: Concrete Block

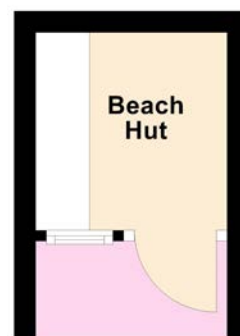
Mains Electricity

Mains Water & Sewage: None

Heating Type: None

VIEWING

Only through appointment with OLIVER MILES Estate Agents (01929 426655) or sales@olivermiles.co.uk



You are advised to check the availability of this property before travelling any distance to view. The Agent had 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 & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

