



**2 HOBURNE PARK, SWANAGE**  
**£265,000 Park Home Licence**

This well proportioned Park Home is situated on a private and exclusive development of similar properties approximately three quarters of a mile from the town centre and adjoining Townsend Nature Reserve at the rear. It enjoys pleasant views from most rooms and has been recarpeted throughout and a new gas boiler fitted. Located on an excellent site the property has an attractive garden bound by a mix of mature shrubs, trees and fencing creating a secluded private space. There is no forward chain.

The seaside resort of 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 cottage and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

**Tenure:** We understand from the owners that the Park Home is currently held on a Mobile Homes Act Agreement. The ground rent and maintenance charge is approximately £2,551 per annum (payable in two half yearly instalments), which includes site maintenance. Water and sewerage April-September 2023 £239. The Mobile Homes Act 2013 gives security of tenure subject to anyone purchasing this property as a permanent home. Interested applicants are advised to consult their legal advisor before submitting an offer.



The entrance porch leads to the good sized kitchen which is fitted with a range of cream units with contrasting worktops and spaces for freestanding cooker, washing machine and fridge/freezer. The spacious L-shaped living/dining room is particularly light with triple aspects and a large feature bay window to the front offering views of the Purbeck Hills and Swanage Bay in the distance.

Both bedrooms look over the garden. Bedroom 1 is a good sized double is light with dual aspects. Bedroom 2 is East facing and a single size. The shower room completes the accommodation and is fitted with a large walk-in shower, pedestal wash hand basin and WC.

The attractive gardens surround the property and enjoy views of the Bay. Predominantly paved it has a lawned area, well stocked mature flower and shrub borders and garden store. There is a parking space in near-by parking bay.

Viewing is highly recommended, strictly by appointment only through Sole Agents **Corbens, 01929 422284**. Postcode **BH19 2RD**.

All mains services connected.

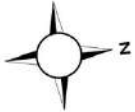
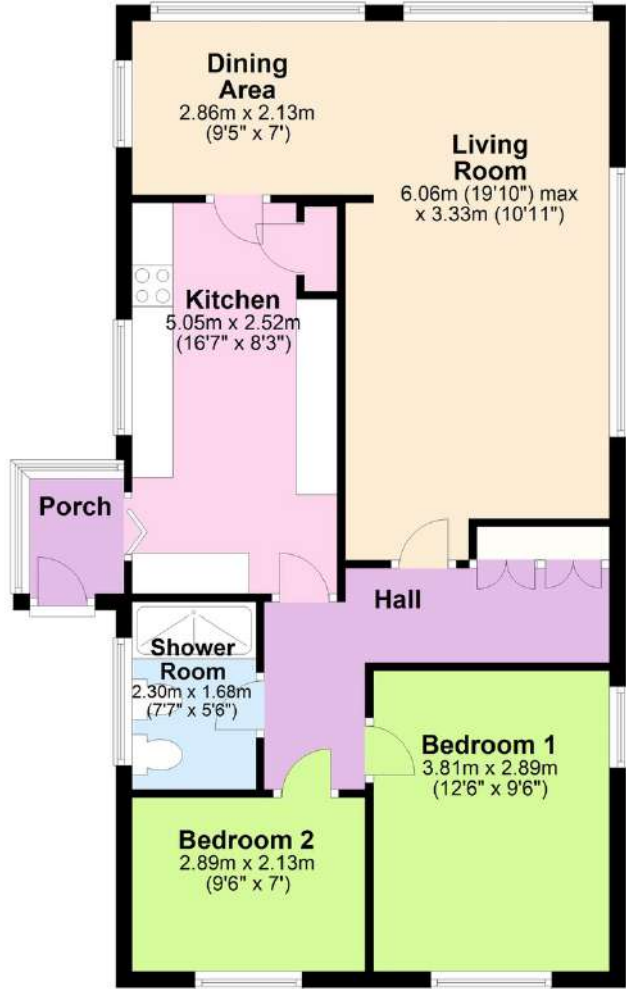
Property Ref: HOB2040

Council Tax Band B - £1,990.20 for 2024/2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	99
(81-91) <b>B</b>	95
(69-80) <b>C</b>	90
(55-68) <b>D</b>	85
(39-54) <b>E</b>	80
(21-38) <b>F</b>	75
(1-20) <b>G</b>	70
Not energy efficient - higher running costs	

**EPC N/A**

**Ground Floor**



Total Approximate Floor Area 70.2m<sup>2</sup> (755.6 sq ft)



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.

