

RML/s

Ref: 4285/Map Ref: J8

## 88 SWANAGE BAY VIEW, PANORAMA ROAD, SWANAGE, DORSET



**PRICE: £65,000 ON LICENCE**

### **'REGAL SYMPHONY' 41' x 14' DETACHED HOLIDAY LODGE – 2 BEDROOMS – OPEN PLAN KITCHEN/DINER & LOUNGE**

En-suite shower room/W.C. – Bathroom/W.C. – Double glazing – Gas central heating –  
Hill views – Allocated parking – Decking – Patio Garden – Holiday lettings & pets permitted  
(subject to T&C's) – Site facilities include swimming pool, gym & bar

**SITUATION:** Swanage Bay View is a holiday park situated on the south-western slopes of Swanage which is a 'Gateway to the Jurassic Coast' World Heritage Site. Swanage town centre and main beach are approximately one mile away. Access to open country walks are nearby.

**DESCRIPTION:** A detached 'Regal Symphony' 41' x 14' holiday lodge manufactured in 2018 and is held on licence until 15<sup>th</sup> January 2041. The property has views towards Corfe in the west, along Nine Barrow Down to Ballard Down in the East, a decked seating area to the front and rear. The site allows overnight occupation from 1<sup>st</sup> March to January 15<sup>th</sup> each season and holiday lettings are permitted, as are pets (subject to the site rules). There are site facilities for owners to use which include an indoor swimming pool, gymnasium, laundry and bar.



**ACCOMMODATION:** Steps up to the deck and entrance:

**KITCHEN/LOUNGE/DINER (W, N & E):** 23'13" (7.05m) x 13'12" (4.0m) overall. Kitchen with fridge/freezer, single drainer stainless steel sink unit with mixer tap and work surface with cupboards, washing machine and dishwasher under, further work surface with drawers and cupboards under, electric oven and gas hob with filter hood over, built in microwave, wall cupboards, cupboard housing Morco gas boiler. The lounge/diner has 2 radiators, wall lights, hill views, double glazed door to the deck, electric fire, TV aerial point, vaulted ceiling.

**BEDROOM 2 (E):** 9'2" (2.8m) x 6'5" (1.95m). Twin bedded room with fitted headboards, cupboards over and bedside unit, radiator, single fitted wardrobe, TV aerial point.

**SHOWER ROOM/W.C.:** Obscure double-glazed window, cubicle with mains shower unit, wash basin with mixer tap, cupboard over, low level W.C, radiator, UPVC double-glazed window, extractor unit.

**BEDROOM 1 (E & W):** 9'10" (2.99m) x 8'9" (2.67m). Double bed with headboard, bedside cabinets, dresser unit, double wardrobe, TV aerial point, wall lights, radiator. Door to:

**EN-SUITE SHOWER ROOM/W.C.:** Obscure double-glazed window, vanity wash basin with mixer tap, mirror over, shower cubicle with mains shower unit, low level W.C., towel radiator.

**OUTSIDE:** Allocated parking. Good sized seating deck with views of the hills. Steps from the deck lead down to communal gardens with a storage unit. Rear decking with space for more seating or hot tub.

**N.B:** The most recent pitch fees which include drainage, sewerage and water amounted to £7,421.00 (incl. VAT). The most recent contribution to the general site rates amounted to £267.98 (incl. VAT). Pets and holiday lettings are permitted (subject to T&C's).

**SERVICES:** Electric is metered by the site. Gas bottles purchased separately. N.B. Any services or appliances mentioned above have not been tested by Miles & Son.

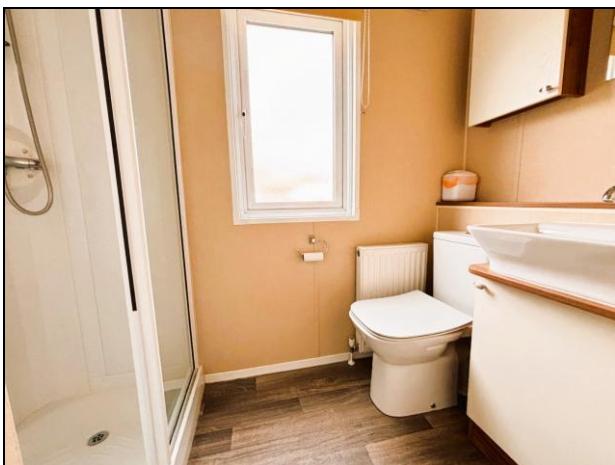
**VIEWING:** By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9.00am-5 pm and Saturday 9.00am-3pm April-September inclusive, 9.00am-12.30 pm at other times. Lunchtimes included.

**ADDITIONAL INFORMATION:** Property type: Holiday Park home. Construction: on-standard. Electric supply: Mains (metered by site). Water supply: Mains. Heating: Bottled gas. Broadband: Check with Site. Mobile signal/coverage: Please see: checker.ofcom.org.uk.



88 Swanage Bay View – cont'd





Floor plans are not to scale and are for guidance only. You are advised to check the availability of this property before travelling to view. An appointment to view should be made and all negotiations conducted through Miles & Son.

**RAILWAY HOUSE, 2 REMPSTONE ROAD, SWANAGE, DORSET, BH19 1DW**  
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