



## Panorama Road

Swanage, BH19 2QS



**£160,000**





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- 39' x 13' Bespoke Royal Kensington 'Central' Holiday Lodge
- 60 sqm Decking, Wonderful Outlook and Unoverlooked
- Panoramic Views to Sea and Purbeck Hills
- Beautifully Presented
- Open Plan Central Lounge/Kitchen/Dining Areas
- 2 Double Bedrooms, both En Suite
- Licence until January 2034, Low Pitch Fees Paid Until September 2024
- Secluded Garden/Barbecue Area
- Parking Space
- Successful Holiday Let







**\*\*HUGE INCOME POTENTIAL\*\***  
This BESPOKE Royal Kensington 'Centre Lounge' HOLIDAY LODGE with has been DESIGNED TO PROVIDE A SPACIOUS, CENTRAL RELAXATION AND DINING AREA opening onto an EXCEPTIONALLY LARGE BALCONY offering UNRIVALLED, PANORAMIC SEA VIEWS and a vista across the Purbeck Hills.



The large, 39' x 13' Lodge has a spacious, centrally positioned living area with ample space for dining. The well-appointed and modern kitchen includes electrical appliances to include gas oven and hob, fridge/freezer, microwave and equipment, as seen, is included in the purchase price.



The living area separates the two bedrooms, large double room with king size bed and one arranged as a twin room with three-foot single beds. Both bedrooms have the benefit of a spacious shower room with WC en suite and an additional bed is available by way of a pull-out sofa in the lounge, therefore making this a comfortable 6 berth lodge.

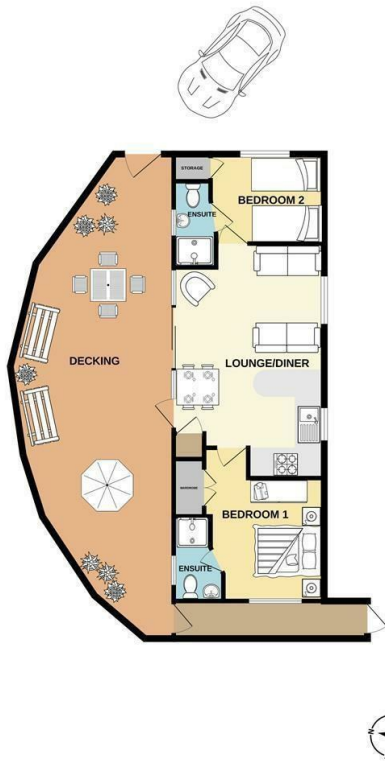
Open the sliding doors from the lounge onto the expansive, yet private, decked 60sqm balcony to enjoy an uninterrupted view from sunrise to sunset from Swanage Bay across the Purbeck Hills and towards Corfe Castle in the West. Here, electricity is provided by two secure electricity points supplying outdoor heaters and the free-standing loungers with furnishings, parasols and planters are all included. In addition, a private, lower-level garden area has a seating with barbecue and fire pit, a storage shed and bunker with electric supply. There is a gated rear entrance for delivery of gas canisters and PRIVATE DRIVEWAY PARKING for one car.

This Lodge is insulated to residential specification and has the added benefit of a large capacity boiler, full double glazing and has lpg gas fired central heating with radiators throughout.

The fees to site this lodge are approximately £4,600 per annum, with an annual increment, but this former TOWN COUNCIL LICENCE is in comparison attractive, offering much lower fees than are charged for other licences on this site.



A successful holiday let with a predicted weekly income averaging circa £800, this BEAUTIFULLY PRESENTED and UNIQUE LODGE is in an elevated position on a peaceful and well-cared for holiday park approximately 1 mile from Swanage town centre with its safe sandy beach, Victorian Pier, scenic steam railway and many other attractions.



## LOUNGE/KITCHEN/DINER

19'0" x 13'0" (5.79m x 3.96m)

## BEDROOM 1

12'2" x 9'4" (3.73m x 2.85m)

## EN SUITE

6'0" x 4'2" (1.83m x 1.29)

## BEDROOM 2

9'8" x 7'3" (2.97m x 2.22m)

## EN SUITE

7'1" x 3'0" (2.18m x 0.92m)

## Additional Information

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: Holiday Caravan

Tenure: We are advised that this is a 2018 Lodge with a licence until 15 January 2034 but, subject to annual inspection thereafter, may be extended year on year. Pitch fees are approximately £4,800 per annum payable half yearly in March and September and include the water rates. Council rates are approximately £300 per annum. The site is closed annually from 16 January and reopens on 1 March. The caravan may be used by the owners as a holiday residence only and owners must have a permanent residence for which proof will be required. Holiday lets are permitted as are pets subject to site

T's&C's.

Construction: Standard (bespoke build)

Mains Electricity (metered)

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: LPG Gas Bottled

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. <https://checker.ofcom.org.uk/>

## Disclaimer

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services and covenant information are provided by the vendor and you should consult with your legal advisor and satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

