



Panorama Road
Swanage, BH19 2QS



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- Well Presented Three bedroom Caravan
- Ideal Holiday Let
- Beautiful Sea and Hill Views
- Parking For Two Cars
- Close to Main Facilities
- Large Decked Area
- Open Plan Living
- Desirable Location
- Ready For 2025 Season

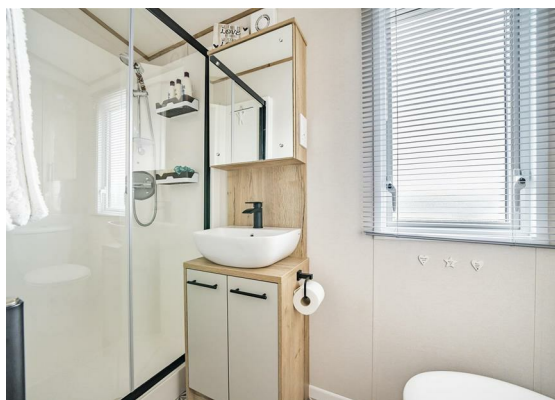




This BEAUTIFULLY PRESENTED , THREE BEDROOM, 40' x 13' ABI 'BEVERLEY' CARAVAN is located on Swanage Bay View Holiday Park and boasts SCENIC SEA AND COUNTRYSIDE VIEWS. The property includes TWO PARKING SPACES.



The accommodation comprises an open plan Living Room/Diner/Kitchen with double glazed sliding doors that produces a light and airy atmosphere. The living area also features an electric fireplace and sofa bed making this an 8 berth property. Conveniently this caravan benefits from a large kitchen with ample wall mounted cupboards and integrated appliances such as an oven with filtration hood



over, microwave and built in fridge/freezer.

This exquisite caravan has 3 bedrooms. The Main Bedroom has a double fitted wardrobe and additional dressing area and a WC en suite. The second bedroom either a double or twin room with a fitted wardrobe. The final bedroom is currently configured with twin beds and a single wardrobe.

The main shower room offers a double width shower with a hand basin and a standard W.C.

Externally, the caravan benefits from a L shaped Veranda perfect for having company in the summer with ample space for any garden furniture, making the perfect spot for barbeques with friends and family. The decking is exceptionally private, ideal for sunbathing and there is ample space for a hot tub.

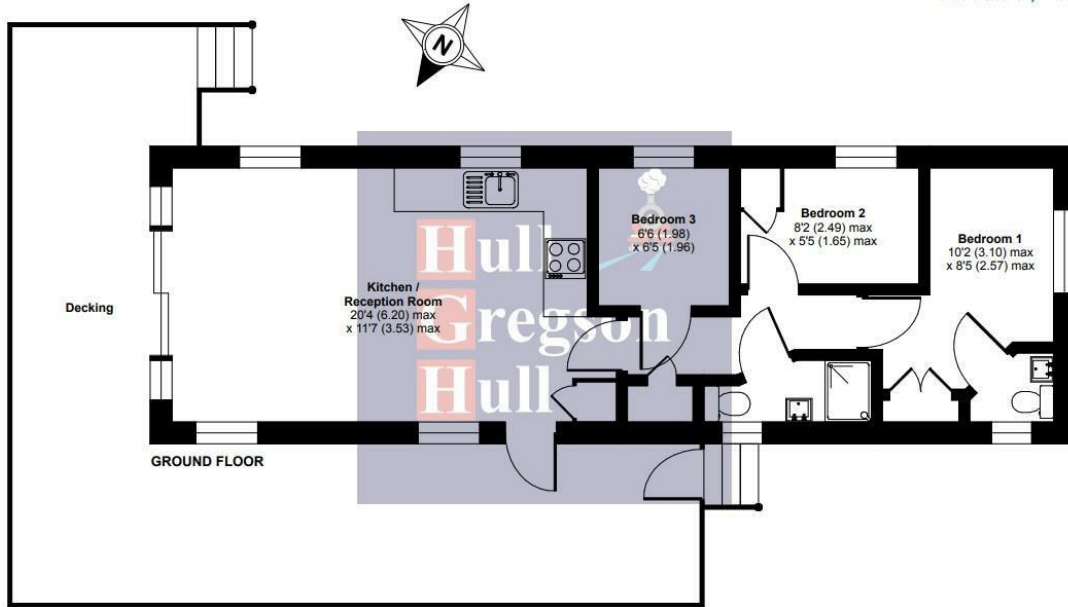


The vendors are prepared to include the full inventory at the asking price, as follows: A Charbroil BBQ, Kettler Parma Outdoor Furniture, corner settee and stools with 2 armchairs comfortably seating 10 people plus the bar posing table and chairs & sun loungers. Also, the Inside full complement of cutlery and crockery, Instant air fryer and Dyson Hoover. There is an external washing machine housed in its own unit with plumbing & external electric points.

The caravan is ideally located in Swanage Bay View Holiday Park which has facilities such as swimming pool, bar-restaurant with Summer entertainment.

Swanage Bay View, Swanage, BH19

Approximate Area = 470 sq ft / 43.7 sq m
For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1101140

Kitchen / Dining / Living Room

19'1" x 11'9" (5.83 x 3.59)

Bedroom One

8'5" max (6'3" min) x 10'4" max (8'2" min) (2.57 max (1.93 min) x 3.16 max (2.50 min))

WC

3'7" x 3'4" (1.10 x 1.02)

Bedroom Two

8'0" x 5'6" (2.45 x 1.70)

Bedroom Three

6'2" x 6'6" (1.89 x 1.99)

Shower Room

8'0" x 3'3" max (2.44 x 1.0 max)

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.

We are advised that this is a 2022 model caravan with a licence until 15 January 2038 (details on request). Pitch fees are approximately £7164.31 per annum payable in two half yearly installments in March and September and include the water rates. Council rates are approximately £250 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.

Property type: Caravan

Property construction: Standard

Mains Electricity

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.
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, & covenant information are provided by the vendor, and you should consult with your legal advisor/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.

