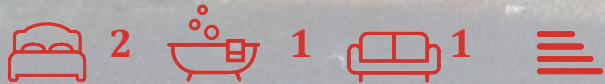


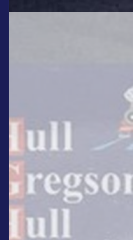


Panorama Road

Swanage, BH19 2QS



£70,000 Commonh

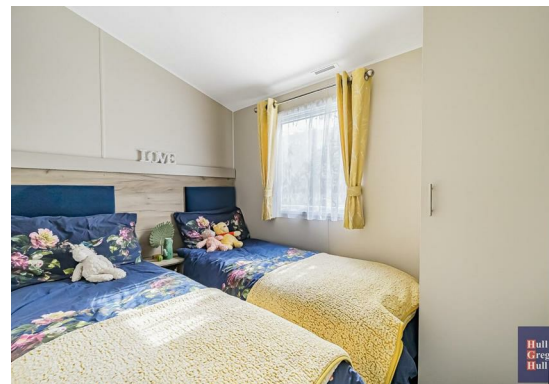


Panorama Road

Swanage, BH19 2QS

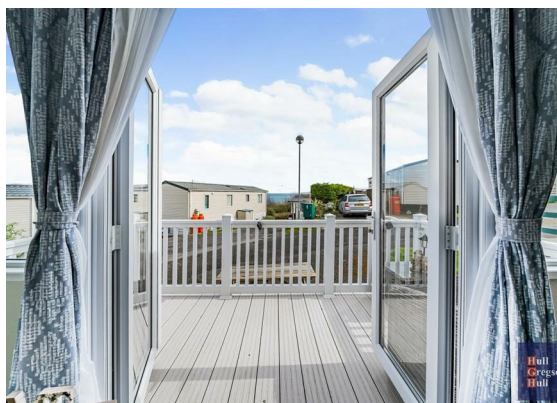
- Two Bedroom Holiday Caravan
- Beautiful Views to Sea and Hills
- Immaculately Presented Throughout
- French Doors onto Spacious Balcony
- Open Plan Kitchen/Diner/Lounge
- Parking Space
- Kitchen with Integral Appliances
- Shower Room
- Facilities On Site - Bar/Restaurant and Gym
- Popular Swanage Bay Caravan Park





***DRONE VIDEOGRAPHY & PROPERTY VIDEOGRAPHY AVAILABLE ***

We are delighted to bring to the market this **IMMACULATELY PRESENTED, TWO BEDROOM CARAVAN** situated within the seaside Dorset town of Swanage. This spacious caravan boasts an open plan layout for the kitchen/living/dining area. The kitchen comprises integrated appliances to include oven, extractor fan, built in fridge/freezer and a microwave. The dining room includes a convenient dining table offering bench-style seating with two



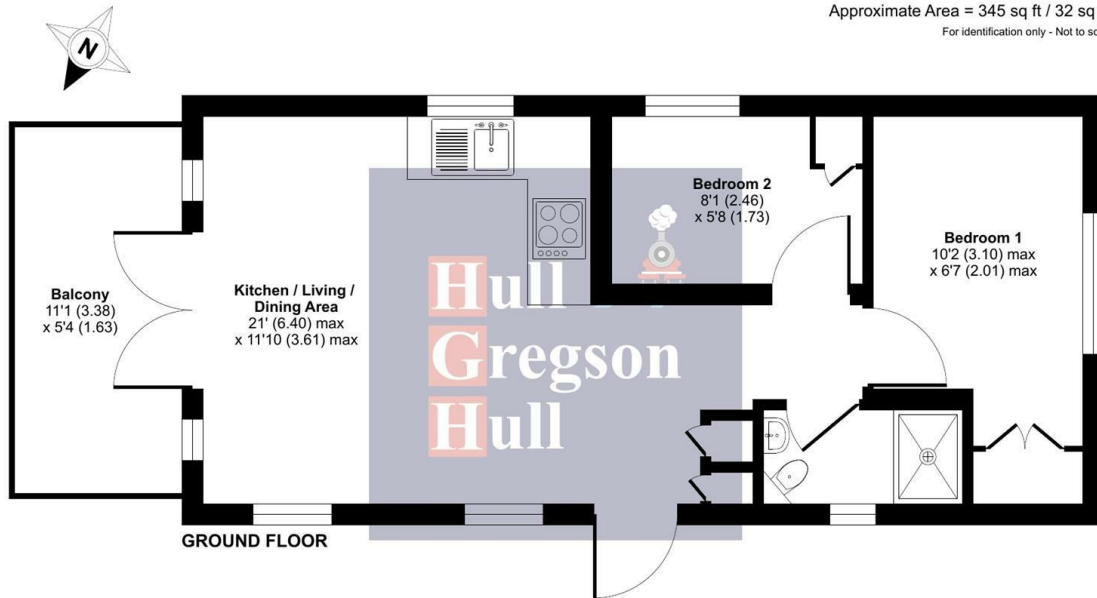
stools. The living area benefits from an L-shaped sofa, which faces attractive French doors that open out onto the balcony which offers a pleasant outlook towards Swanage town and Bay. Bedroom one, the largest of the two bedrooms, comprises a double bed set-up. Inclusive in this space is a built-in, double wardrobe and a feature dressing table with a large mirror. Bedroom one also benefits from a large window allowing for plenty of natural lighting. Bedroom two comprises a spacious twin bed set-up, with a convenient bedside table placed in between the two beds. This bedroom also has to offer a single door built-in wardrobe. Additionally, Bedroom two offers a light and airy feel due to the natural lighting through the central aspect window. This property also offers a sizeable shower room, featuring a double width shower cubicle, standard W.C and wash hand-basin. Externally, the caravan offers a balcony ideal for garden furniture & entertaining purposes. The balcony benefits from beautiful hill and Sea views over Swanage. Inclusive with this caravan is an off-road parking space. This lovely property is very well presented and is one truly not to be missed.



Swanage Bay View, Panorama Road, Swanage, BH19

Approximate Area = 345 sq ft / 32 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). © nichecom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1103453

Kitchen/Living/Dinning area

20'11" x 11'10" (6.40 x 3.61)

Bedroom One

10'2" x 6'7" (3.10 x 2.01)

Bedroom Two

8'0" x 5'8" (2.46 x 1.73)

Shower Room

Balcony

11'1" x 5'4" (3.38 x 1.63)

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 2021 model caravan with a licence until 15 January 2037 (details on request). Pitch fees are approximately £5,600 per annum payable half yearly 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

