



Panorama Road

Swanage, BH19 2QS



£39,950



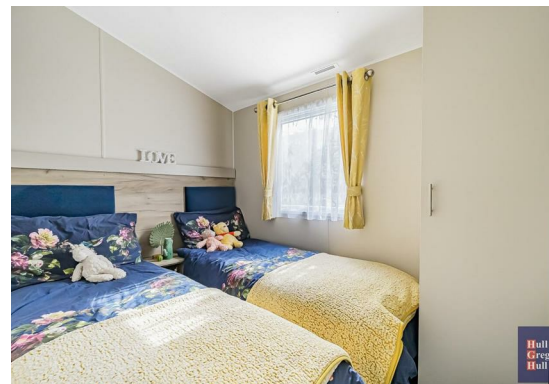
Hull
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Panorama Road

Swanage, BH19 2QS

- Immaculately Presented Two Bedroom Holiday Caravan
- Beautiful Views to Sea and Hills
- 2021 Model "Willerby Linwood" - Licence until January 2037
- Kitchen with Integral Appliances
- Open Plan Kitchen/Diner/Lounge
- French Doors onto Spacious Balcony
- Shower Room
- Parking Space
- Facilities On Site - Bar/Restaurant and Gym
- Popular Swanage Bay Caravan Park





**** DRONE VIDEOGRAPHY ****

We are delighted to bring to the market this IMMACULATELY PRESENTED, TWO BEDROOM "Willerby Linwood" 2021 HOLIDAY CARAVAN located on a popular caravan park in Swanage. This 2021 caravan has a licence valid until 15 January 2037, LOW PITCH FEE and offers VIEWS TO THE SEA AND PURBECK HILLS.



This very smart, modern caravan boasts an open plan layout to the kitchen/living/dining area.



The kitchen comprises integral appliances including 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 light.

Bedroom two comprises a twin bed set-up, with a convenient bedside table placed in between the two beds and a built-in wardrobe.



This property also offers a sizeable shower room, featuring a double width shower cubicle, standard W.C and wash hand-basin.

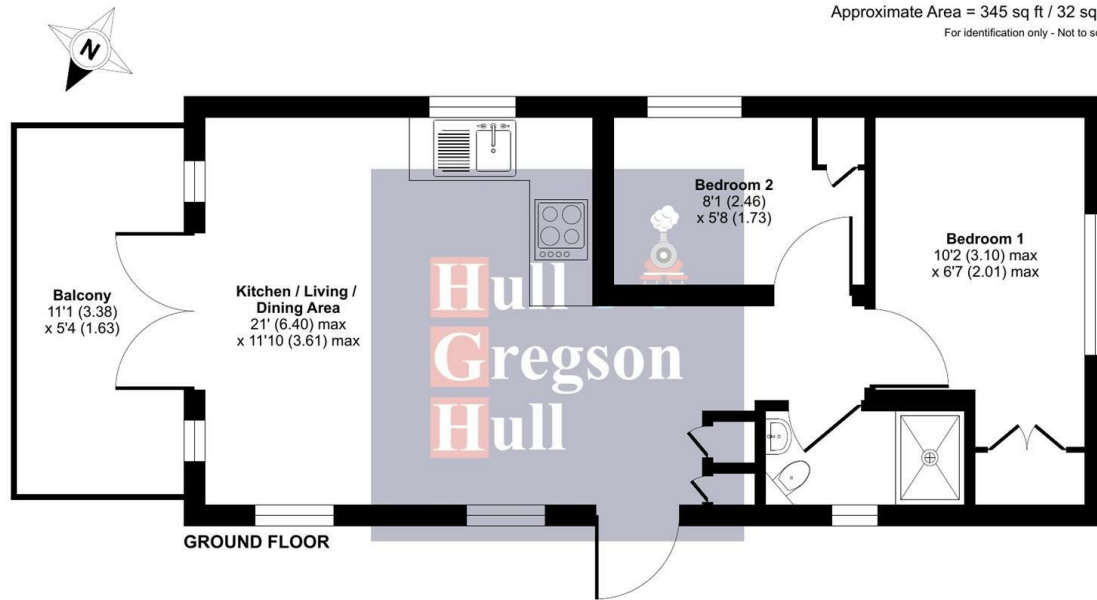
Externally, a balcony ideal for al fresco dining, whilst enjoying the views to the hills and sea, a small sheltered side garden/drying area and a parking space to the front of the caravan.

This lovely caravan is very well presented, has a LOW PITCH FEE and offers the potential as an IDEAL STARTER CARAVAN AND/OR HOLIDAY LET OPPORTUNITY.

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). © richcom 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

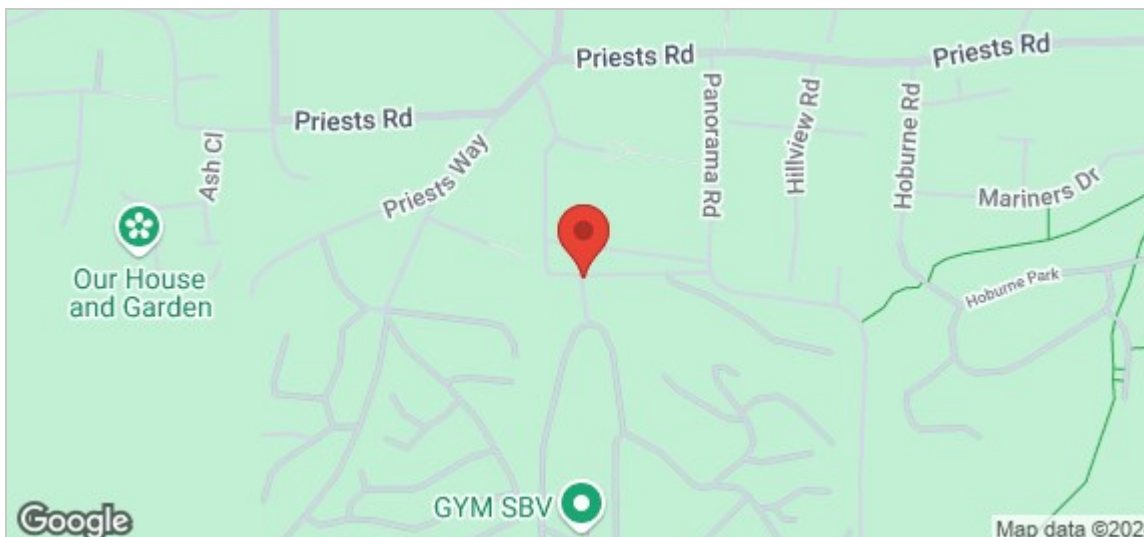
Mains Water & Sewage: Supplied by Wessex Water

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 make or give any representation or warranty in respect of the property.



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