



Priests Way
Swanage, BH19 2RS



£65,000



Priests Way

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- Immaculately Presented Holiday Caravan
- 41' x 12' ABI Ambleside
- Licence until October 3037
- Fantastic Views to Swanage Bay
- Large Kitchen/Dining Room/Lounge
- Ensuite to Main Bedroom
- Modern Shower Room
- Good-Sized Decking
- Parking
- Close to Countryside Walks





'ABI' Ambleside Premier 41' x 14' HOLIDAY CARAVAN with LICENCE UNTIL 31st October 2037. A bright and modern TWO BEDROOM, TWO BATHROOM static caravan offering BREATHTAKING VIEWS over Swanage Bay. With ample space for parking, contemporary interiors and an open layout, it provides a comfortable and stylish space, perfectly positioned to enjoy the stunning coastal scenery.

The caravan features an inviting open-plan living area, which is spacious and filled with natural light and enjoys direct access out onto



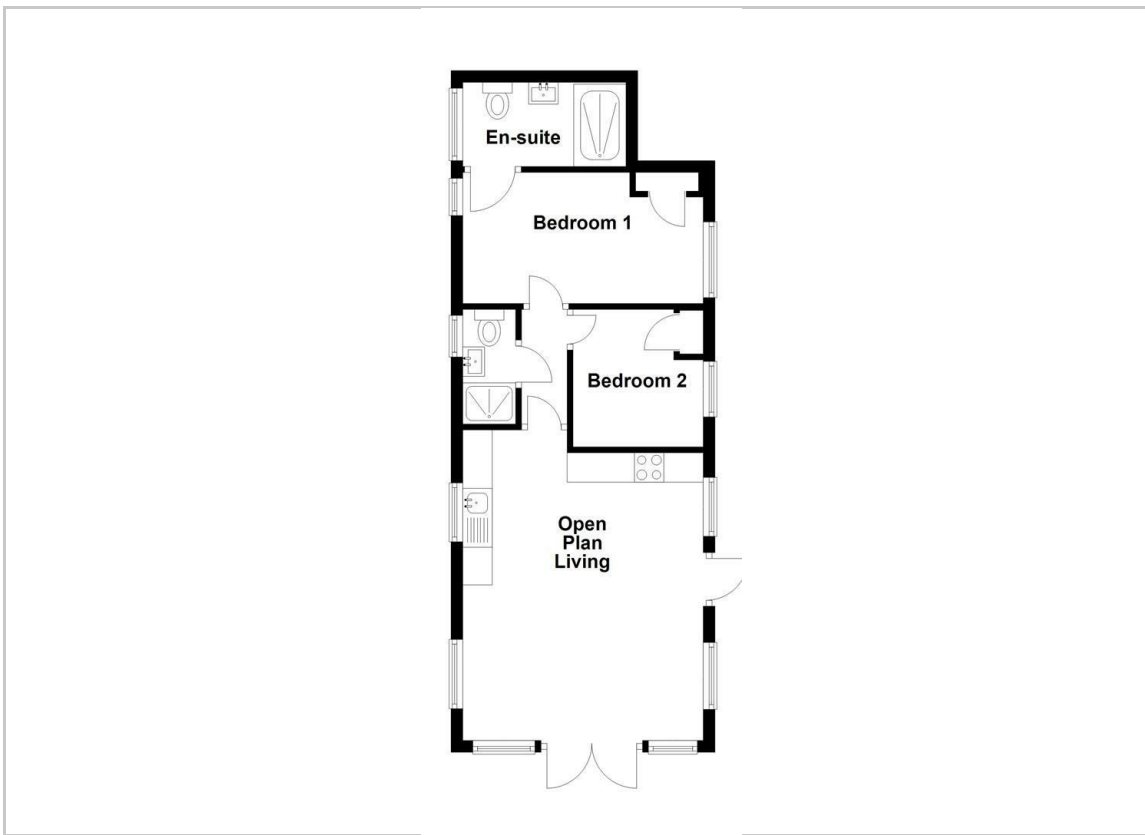
the deck. This central space seamlessly flows into a modern fitted kitchen, equipped with integrated appliances for added convenience and a sleek finish. Appliances include inset hob, oven, washer / dryer, full sized dishwasher and a full size fridge freezer.

The accommodation includes two well-appointed bedrooms. The primary bedroom benefits from a private ensuite bathroom and a walk in wardrobe offering ample storage space. The second bedroom is a twin room with additional built-in storage and a pleasant outlook. An additional shower room ensures comfort and practicality.

Outside, the property is enhanced by a large wrap-around deck, perfect for al fresco dining, entertaining, or simply enjoying the breath taking views over Swanage Bay and rolling Purbeck Hills. This beautifully maintained caravan offers the perfect retreat for a holiday home in a stunning seaside location. The property can be run as a holiday let if one desires creating a good business opportunity. Site owners have access to nearby to Swanage Bay View which offers swimming facilities and bar/restaurant.



The property is situated in the high regarded Swanage Coastal Park. The park itself is well maintained and offers a quiet retreat for those looking to enjoy quiet time and relax. Swanage town centre is within close proximity as is Swanage Beach. The town is really thriving with mostly independent shops and restaurants and is a thoroughly enjoyable place for couples and families.



Open Plan Kitchen / Lounge

19'8" x 13'6" (6 x 4.14)

Bedroom One

Shower Room

9'2" x 7'2" (2.8 x 2.2)

Bedroom Two

3'8" x 4'8" (1.13 x 1.44)

Ensuite

8'2" x 3'3" (2.5 x 1)

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: Static Holiday Caravan

Tenure: We have been advised that the pitch fees are £7051 (2024/25 and that the site licence is until 31st October 2037. Council Rate approximately £790 p.a. The site is open from March 1st to January 5th each year. 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 construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water Charge included in Council Rate

Heating Type: Mains Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
[checker.ofcom.org.uk/](https://www.ofcom.gov.uk/usage-checkers/mobile-signal/)

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.

