

RML/s

Ref: 4348/Map Ref: 18

**82 SWANAGE COASTAL PARK, PRIESTS WAY, SWANAGE, DORSET,  
BH19 2RS**



**PRICE: £165,000 on Licence (until 2051)**

**'PATHFINDER TUSCANY' 40' x 20' DETACHED HOLIDAY LODGE –  
2 BEDROOMS (2 EN-SUITE SHOWER ROOMS) – LARGE LOUNGE, DINING  
ROOM & KITCHEN WITH BEAMED VAULTED CEILING OFFERING RURAL AND  
SEA VIEWS**

**Bathroom/W.C. – Double glazing – Gas central heating – Parking for two cars –  
Split-level deck – Occupation from 1<sup>st</sup> March to around 5<sup>th</sup> January each season –  
Holiday lettings & pets permitted (subject to T&C's)**

**SITUATION:** Swanage Coastal Park is a holiday park situated on the south-western slopes of Swanage which is a 'Gateway to the Jurassic Coast' World Heritage Site. Swanage town centre and main beach are approximately one mile away. Access to open country walks are nearby.

**DESCRIPTION:** A detached 'Pathfinder Tuscan' 40' x 20' holiday lodge manufactured in 2019 and held on Licence until 31/10/2051. The lodge has rural and sea views & offers spacious, comfortable accommodation and a good-sized deck. The site allows overnight occupation from 1<sup>st</sup> March to around January 5<sup>th</sup> each season and holiday lettings are permitted, as are pets (subject to the site rules).



**ACCOMMODATION:**

Entrance via steps and side entrance via steps lead up to a private deck.

**ENTRANCE HALL:**

UPVC double glazed front door, radiator. Cupboard housing washing machine, triple length cupboard housing Potterton Boiler and space for coats, shoes and storage. Fuse box.

**KITCHEN/DINER & LOUNGE (S, N & E):** 19'1" (5.81m) max. x 18'6" (5.64m). An impressive, spacious open plan with

a vaulted and beamed ceiling, double doors leading on to the deck. Rural and sea views. Dining space. Living area with feature fireplace. TV aerial point. The kitchen comprises of a single drainer sink and work surfaces with drawers, cupboards, dishwasher under, electric oven and hob with extractor hood over, wall cupboards, built in fridge and freezer, kitchen island with seating.

**BEDROOM 2 (N):**

10'11" (3.34m) x 9'11" (3.01m). Twin bedded room, radiator, TV aerial point, walk in dressing room, double doors lead to decking. Door to: **EN-SUITE SHOWER ROOM/W.C.:** Large shower cubicle with mains shower unit, vanity wash basin with mixer tap, low level W.C., obscure double-glazed window, extractor unit, towel radiator.

**BEDROOM 1 (N):**

11'3" (3.42m) x 9'11" (3.03m). Double bedded room, radiator, walk in dressing room, double doors to decking, TV aerial point. Door to: **EN-SUITE SHOWER ROOM/W.C.:** Large shower cubicle with mains shower unit, vanity wash basin with mixer tap, low level W.C., obscure double-glazed window, extractor unit, towel radiator.

**OUTSIDE:**

Steps lead up to the entrance and side steps lead to the decking with seating area, overlooking the town to the rural surrounds and Swanage Bay. Tarmac parking area with space for two cars.

**N.B:**

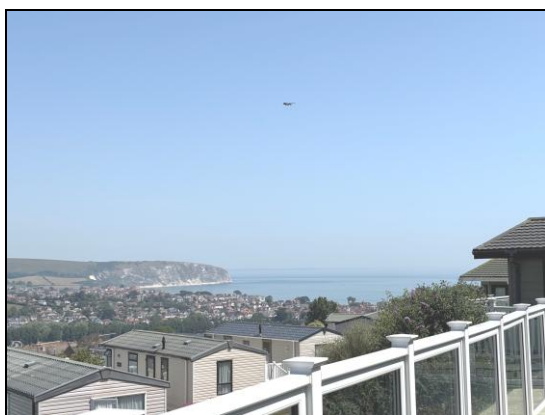
We are advised that the Park home is held on Licence until 31/10/2051. The most recent pitch fees amounted to £9530.00 (incl. VAT) for 2026/27. Rates, sewerage, and water are charged additionally with the latest contribution of £1400.00 for the same period. Pets and holiday lettings are permitted (subject to terms/conditions/site rules).

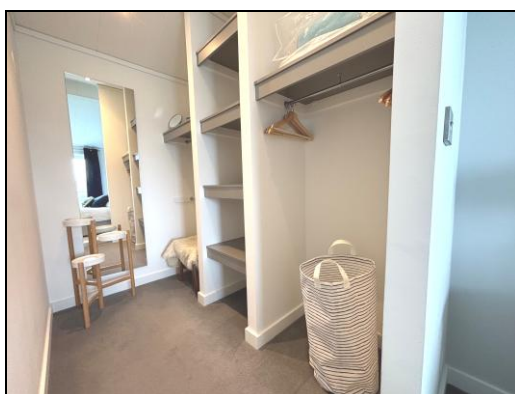
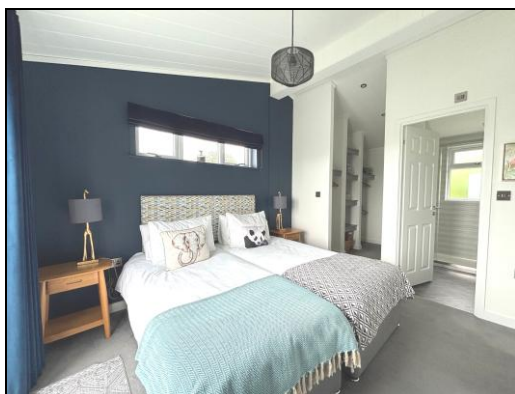
**SERVICES:**

Electric and gas is metered by the site. N.B. Any services or appliances mentioned above have not been tested by Miles & Son.

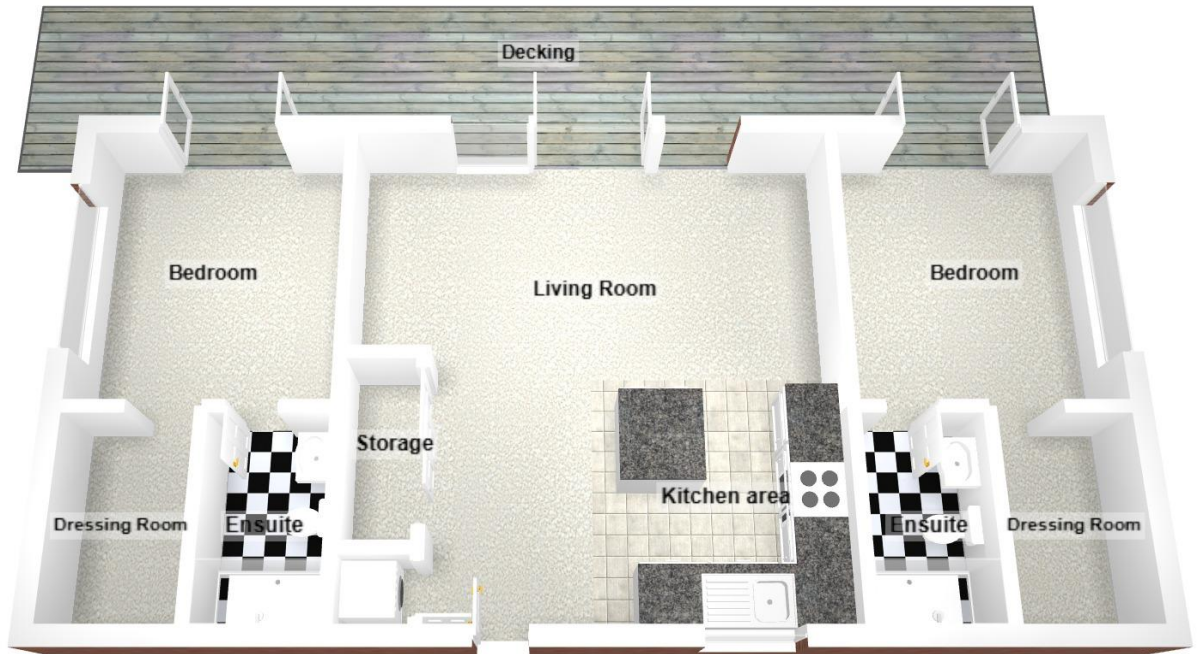
**VIEWING:**

By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9.00am-5pm and Saturday 9.00am-3pm April-September inclusive, 9.00am-12.30 pm at other times. Lunchtimes included.





Floor plan cont'd over .../



**The Property Misdescription Act 1991.** These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters may be revealed on survey carried out on your instructions. Internal measurements and site measurements where given are approximate and intended only as a guide as obstacles may well have prevented accuracy. Floor plans are not to scale and are for guidance only. You are advised to check the availability of this property before travelling to view. An appointment to view should be made and all negotiations conducted through Miles & Son.