



41 HOBURNE PARK, SWANAGE
£259,950 PARK HOME LICENCE

This immaculately presented Park Home is situated on a private and exclusive development of similar dwellings approximately three quarters of a mile from the town centre and adjoining Townsend Nature Reserve at the rear. It has been stylishly refurbished by the current owners including new kitchen and bathroom suite. Amongst the fine features are the panoramic views over the town to the Bay, the excellent location on the site and an attractive private gated garden.

Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings.

Tenure: We understand from the owners that the Park Home is currently held on a Mobile Homes Act Agreement. The ground rent and maintenance charge is approximately £2,644 per annum (payable in two half yearly instalments), which includes site maintenance. Water and sewerage £680pa. The Mobile Homes Act 2013 gives security of tenure subject to anyone purchasing this property as a permanent home. Interested applicants are advised to consult their legal advisor before submitting an offer.

Viewing is highly recommended, strictly by appointment only through Sole Agents **Corbens, 01929 422284**. Postcode **BH19 2RD**.



The side entrance porch is fitted with a small range of kitchen units and has space and plumbing for an automatic washing room. Leading off the good sized kitchen has been refitted with a range of white gloss units with contrasting worktops and splashbacks. Integrated appliances include an electric hob and oven, washing machine, dishwasher and there is an undercounter fridge and freezer, larder cupboard and cupboard housing an insulated hot water cylinder. Central heating is provided by way of a floor standing gas fired central heating boiler in the kitchen.

The generously sized L-shaped living/dining room has triple aspects to enjoy the superb views over the town to Swanage Bay and the Purbeck Hills. Both bedrooms are at the rear, facing South. Bedroom 1 is a good sized double and has a range of fitted wardrobes. Bedroom 2 is a small double. The bathroom has been refitted with a modern suite in white and completes the accommodation.

The gardens surround the property, with the Townsend Nature Reserve at the rear. The front and side gardens are predominantly paved and tiered with mature shrubs and hedging. The rear garden has a paved terrace and raised lawned area screened with mature shrubs and trees. There is an allocated parking space nearby.

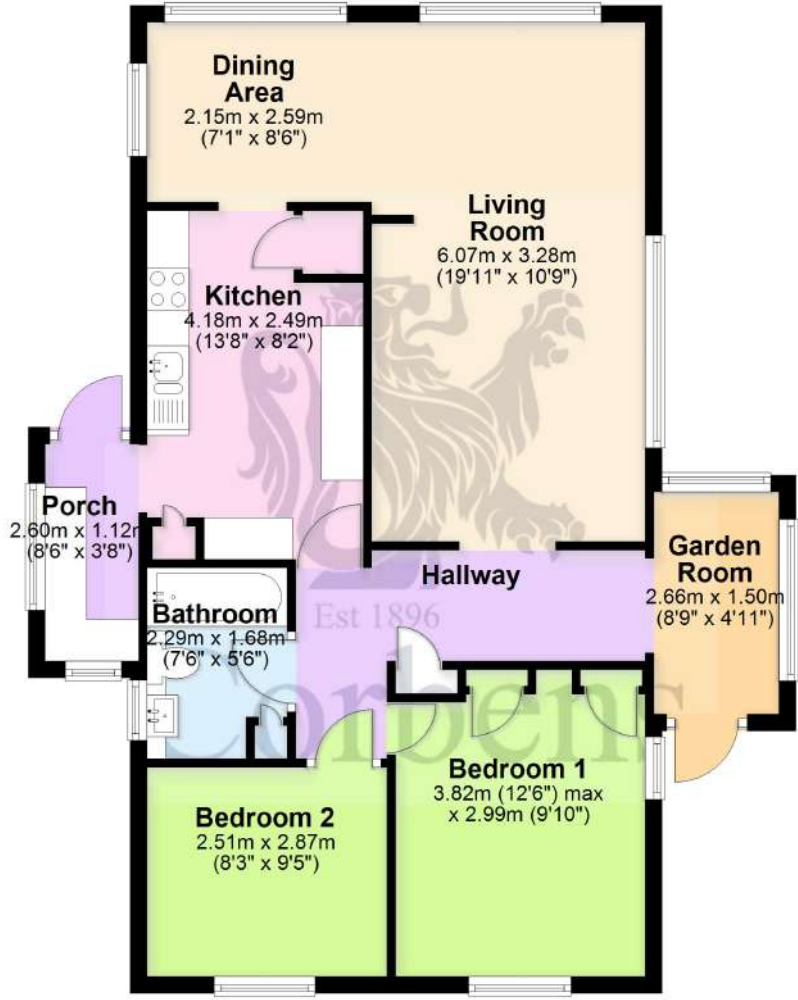
Property Ref: HOB2238

Council Tax Band B - £2,191.84 for 2026/27

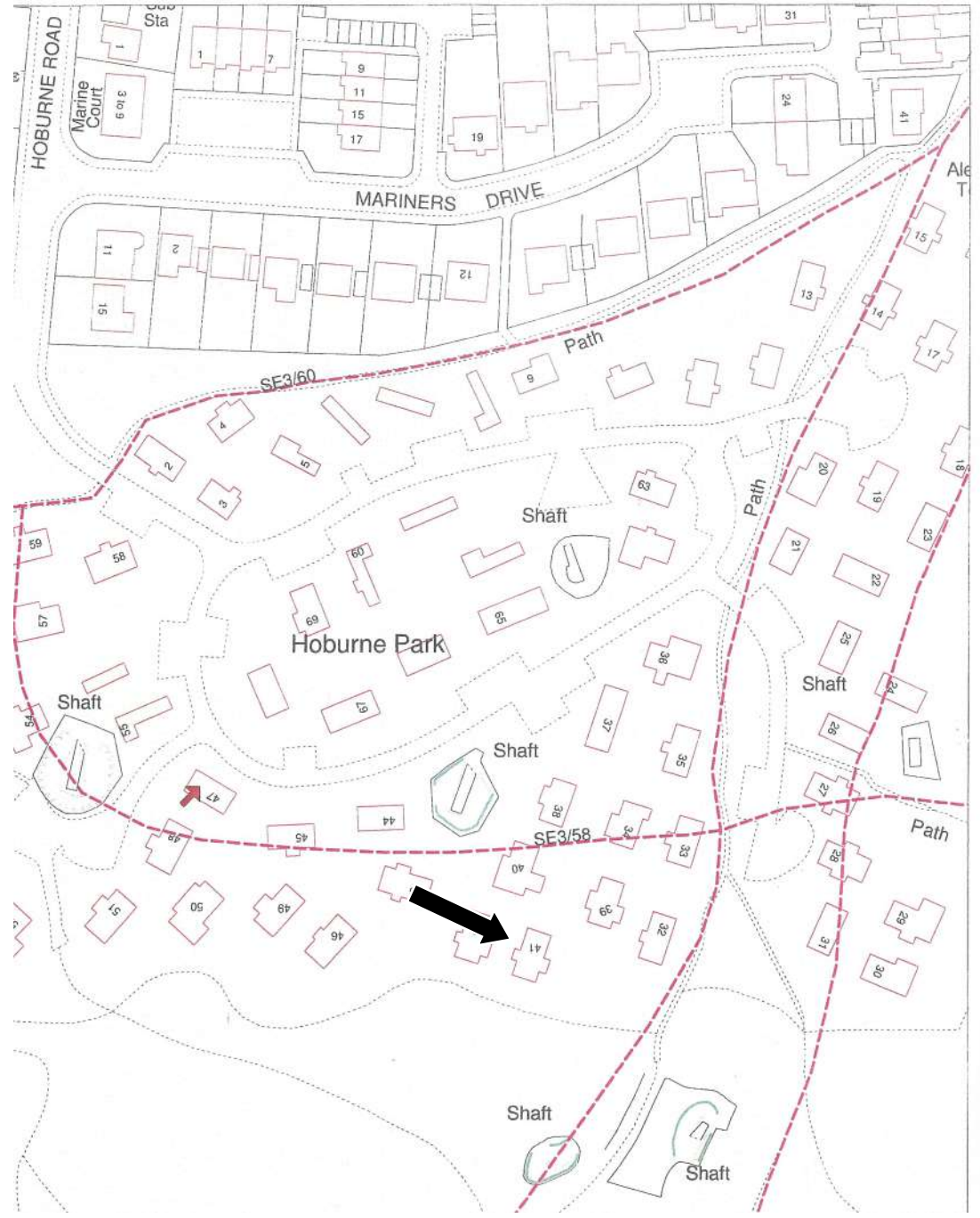
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
107-91 (A)	99
81-91 (B)	
65-80 (C)	
49-64 (D)	
33-48 (E)	
17-32 (F)	
1-16 (G)	
Not energy efficient - higher running costs	

EPC N/A

Ground Floor



Total Approximate Floor Area 62.3m² (670.5 sq ft)



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

