



Panorama Road

Swanage, BH19 2QS



Offers Over £45,000



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- Two Bedrooms
- Shower Room & Ensuite W.C
- Modern Fitted Kitchen
- Sea Views with Sun Deck
- Driveway
- Sought After Holiday Park
- Countryside Walks Nearby
- Dogs Allowed
- Various Site Facilities To Include A Gym & Swimming Pool
- Well Presented Throughout





Hull Gregson Hull is pleased to present this modern two-bedroom caravan in the charming coastal town of Swanage. This delightful Willerby 'Linwood' 32' x 12' offers a perfect blend of comfort and style, making it an ideal home for families or couples seeking a tranquil holiday retreat by the sea. This



Upon entering, you are greeted by a spacious open-plan lounge, kitchen, and dining area. The lounge features a comfortable sofa with pull out double bed. Also a stylish electric fire, creating a warm and inviting atmosphere for cosy evenings. Large windows provide stunning sea views, allowing natural light to flood the



space and enhancing the overall ambience. There is ample room for a dining table, making it perfect for entertaining guests or enjoying family meals.

The well-appointed kitchen boasts a range of modern wall and base units, complete with integrated appliances, including a gas cooker with oven and hob, a fitted microwave, and a fridge/freezer. This functional layout ensures that cooking and meal preparation are a pleasure.

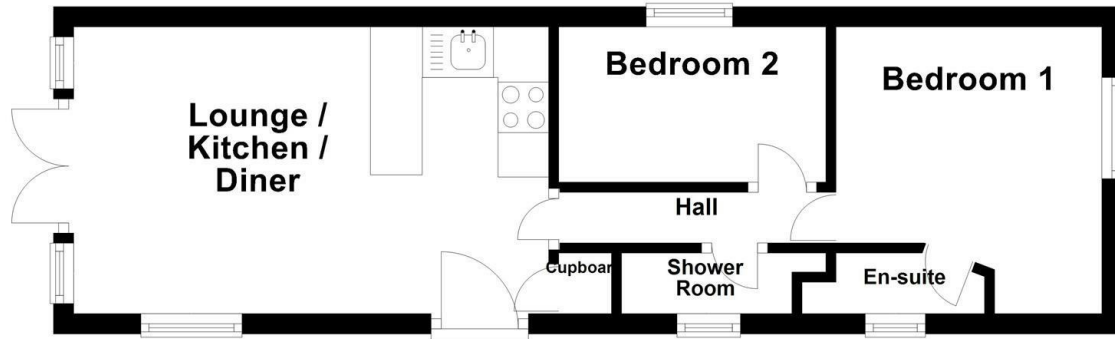
The accommodation comprises two well-sized bedrooms. The main bedroom is a serene retreat, featuring a fitted wardrobe, dressing table, and bedside cabinets, along with an ensuite cloakroom that includes a W.C., wash hand basin, and a storage cupboard housing the boiler. The second bedroom is equipped with twin beds and a wardrobe, making it suitable for guests or family members.



The main shower room is modern and stylish, featuring a sizeable shower cubicle, W.C., and wash hand basin, ensuring convenience for all residents.

Externally, the property boasts a raised composite decking area, accessible via French doors from the lounge. This outdoor space offers picturesque views of the town and sea, making it an ideal spot for family barbecues or simply enjoying the fresh coastal air. Additionally, there is a driveway for one car, with extra space available on the lawn for another vehicle if needed.

Ground Floor



Kitchen / Living / Diner

Bedroom One

Ensuite W.C

Bedroom Two

Shower Room

Decking With Sea Views

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: Holiday Caravan

Tenure: The Caravan is held on a licence of 20 years from 2021 with 16 years remaining. Pitch fee is approximately £7,500 per annum, Council Rate approximately £280 per annum and include water supply and waste disposal. The site is closed annually from 15 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 construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: LPG Gas fired central heating (Available to purchase from Site)

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.

