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Est 1873

RML/s

Ref: 4326/Map Ref: J8

13 SWANAGE BAY VIEW, PANORAMA ROAD, SWANAGE, DORSET



PRICE: £26,500 UNLIMITED LICENCE
(Subject to T & C's and annual inspections from 2029).

'ABI HAYWOOD' 32' x 12' DETACHED HOLIDAY PARK HOME –
2 BEDROOMS – LOUNGE/DINER

Kitchen – Shower room/W.C. – En-suite/W.C. – Double glazing –
Gas central heating – Sea & hill views – Allocated parking – Decking –
Holiday lettings & pets permitted (subject to T&C's)

SITUATION: *Swanage Bay View 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 'ABI Haywood' 32' x 12' holiday park home manufactured in 2014. The property occupies a pitch convenient for access to the main facilities, has views of the Purbeck hills and Swanage Bay two decked seating areas and south facing garden. The site allows overnight occupation from 1st March to around January 15th each season and holiday lettings are permitted, as are pets (subject to the site rules). Site facilities include swimming pool, Gym, bar and laundrette.*

ACCOMMODATION: Steps lead up to: Private deck and entrance.

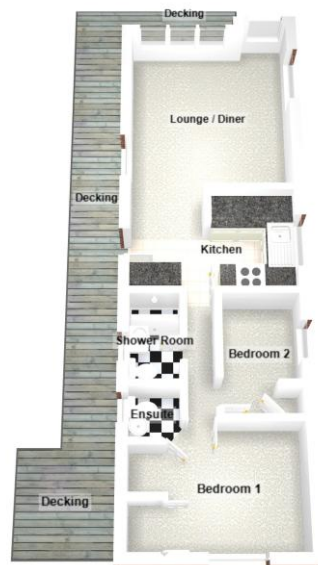


- ENTRANCE LOBBY:** UPVC double-glazed front door. Cupboard and integrated fridge/freezer.
- KITCHEN (S):** 11'7" (3.52m) x 7'11" (2.16m). Hill and sea views, single drainer stainless steel sink unit with mixer tap and work surfaces with drawers, cupboards and shelving under, dishwasher and microwave, gas cooker and adjoining work surface with shelving under, filter hood, wall cupboards. Opening to:
- LOUNGE/DINER (S, N & E):** 13'08" (3.98m) x 11'07" (3.37m). Dining space with table and chairs, corner sofa with double sofa bed, sea and hill views, unit with fitted gas fire, shelves and cupboards, TV shelf and aerial point, radiator and full length windows to the front,
- SHOWER ROOM/W.C.:** Towel radiator, cubicle with mains shower unit, wash basin with mixer tap, low level W.C., mirror, shelving, obscure UPVC double-glazed window, extractor fan.
- BEDROOM 2 (S):** 8'2" (2.49m) x 5'3" (1.61m). Twin beds fitted bed heads with cupboards over, radiator, single wardrobe.
- BEDROOM 1 (W):** 11'07" (3.37m) x 8'1" (2.47m) plus built-in double wardrobe. Double bed fitted headboard and shelving, radiator, view to hills. Door to: **EN-SUITE W.C.:** Low level w.c., obscure UPVC double-glazed window, wash basin with mixer tap, towel radiator. Cupboard housing Morco boiler.
- OUTSIDE:** Allocated parking. Steps up to decked entrance and two seating areas with views to the sea and hills. South facing garden area.
- N.B:** We are advised the Holiday home is held on an unlimited licence (subject to T & C's and annual inspections from 2029). The most recent pitch fees to £6,372.00 (incl. VAT) for the period March 2026 to March 2027. The most recent contribution to the general site rates which include drainage, sewerage and water amounted to £267.98 (incl. VAT). Pets and holiday lettings are permitted (subject to terms/conditions/site rules).
- SERVICES:** Electric is metered by the site. Gas bottles purchased separately. 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 a 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.