



Panorama Road

Swanage, BH19 2QS



£24,000



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- Two-Bedroom 6 Berth Caravan
- Quietly Positioned at the Foot of the Park
- Peaceful and Private Setting
- Bright, Open-Plan Living Space
- Practical, Fully Equipped Kitchen
- Private Decking Area
- Enclosed low maintenance Garden Space
- Family Shower Room, W.C. En-Suite to Principal Bedroom
- Popular Seaside Town
- Parking Space





****HOLIDAY CARAVAN IN WITH ENCLOSED GARDEN, CONVENIENT FOR SITE AMENITIES****

Welcome to 306 Swanage Bay View, a delightful TWO BEDROOM (SIX BERTH) holiday caravan nestled at the bottom of this popular caravan park in Swanage. This charming 2015 Regal Tempo (36ft x 12ft) offers a perfect blend of comfort and modern living, making it an ideal retreat for those seeking a tranquil coastal GETAWAY or INVESTMENT OPPORTUNITY.

As you enter, you are greeted by a spacious open-plan kitchen, dining, and lounge area, creating a warm and inviting atmosphere. The kitchen is designed for both functionality and style, featuring contemporary fittings and ample storage space, making it perfect for culinary enthusiasts and



casual cooks alike. The adjoining southerly facing dining and lounge area provides a wonderful space for families and friends.

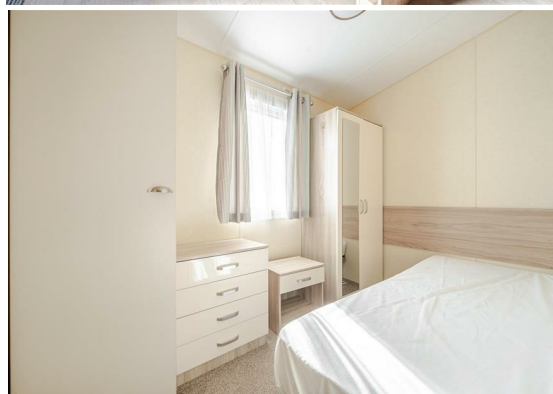
This holiday caravan boasts two generously sized bedrooms, each designed to provide a peaceful sanctuary for rest and relaxation. The master bedroom features an en-suite W.C., ensuring convenience and privacy. The second bedroom is equally inviting and can accommodate twin beds.

In addition to the en-suite, the property includes a well-designed family shower room, comprising a large shower cubicle, W.C. and a wash basin.

The caravan also boasts a spacious decking area which is a lovely spot to sit out and enjoy the fresh coastal air, with plenty of space for a table and chairs for breakfast al fresco. Furthermore, the enclosed garden adds a nice sense of space and privacy, with a well-kept lawn that's great for families with children or pets.

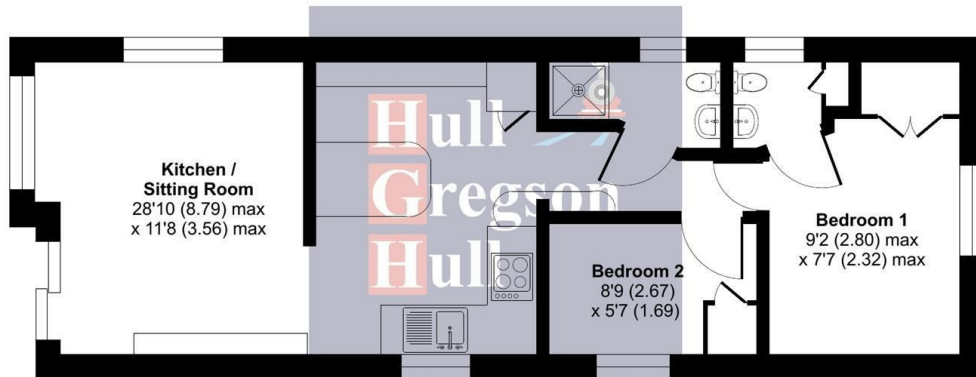
The caravan is also located close to local amenities which include a swimming pool, for which owners receive free passes, a gym, bar, and a laundrette.

Swanage Bay View Caravan Park enjoys a prime setting in Swanage, offering easy access to its stunning beaches and scenic coastal landscapes, making it an ideal spot for nature lovers and those who appreciate coastal living. Swanage is known for its traditional seaside charm, with a long sandy beach, a historic pier, and easy access to the Jurassic Coast, as well as nearby beauty spots such as Durlston Country Park, perfect for coastal walks, Corfe Castle and Lulworth Cove.



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Approximate Area = 425 sq ft / 39.4 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1433600

Kitchen / Dining Room/Lounge
28'10" x 11'8" (8.79 x 3.56)

Bedroom 1
9'2" x 7'7" (2.80 x 2.32)

En Suite W.C.

Bedroom 2
8'9" x 5'6" (2.67 x 1.69)

Shower Room

Parking Space

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: The vendor advises us that the license agreement runs until the 15th January 2033. The annual site fees for 2026 are approximately £7476.35 and include water supply and waste disposal. Council rates are approximately £267.98 per annum. 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: Bottled Gas

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.

