

RAILWAY HOUSE
2 REMPSTONE ROAD
SWANAGE
DORSET
BH19 1DW
Opposite the Steam Railway Station



Tel: 01929 423333
(24 hours)
Web: www.milesandson.co.uk
Email: property@milesandson.co.uk



Hoburne Park, Swanage, Dorset BH19 2RD

Residential mobile Park Home with a tiered, south facing rear garden. 2 bedrooms, 'L' shaped lounge/dining room, kitchen, utility lobby, conservatory lobby, bathroom/W.C., gas central heating, double glazing. Level side garden, front garden, residents parking spaces. Held on continual Licence under the Mobile Homes Act.

- Detached residential Park Home held on Licence under the Mobile Homes Act
- 'L' shaped lounge and dining room
- Gas central heating. Double glazing
- Residents parking bays
- Sea and hill views
- Kitchen. Utility lobby. Conservatory lobby
- Tiered, sloping south facing rear garden
- 2 bedrooms
- Bathroom/W.C.
- Level side garden. Front garden

Asking Price £280,000

Hoburne Park, Swanage, Dorset BH19 2RD

SITUATION:

On the southern edge of Hoburne Park with access on to the Townsend Nature Reserve leading to Durlston Country Park and the Jurassic Coast. Hoburne Park is a private residential park home estate situated on the southern slopes of Swanage overlooking the town to the hills and sea beyond. The main town centre amenities are within ¾ mile

DESCRIPTION:

A detached mobile Park Home which we are advised is held on a continual licence (subject to site conditions) under The Mobile Homes Act 2013 and is to be used as a primary residence only. The property has front and side gardens and sloping rear garden which faces south. Both the property and gardens have superb views over the town to Swanage Bay and the Purbeck hills beyond. The property has double glazed windows, mains gas central heating and there are residents parking bays.

ACCOMMODATION:

ENTRANCE/UTILITY LOBBY (S & W):

UPVC double glazed front door, work surfaces with cupboards under.

KITCHEN (W):

13'9" (4.19m) x 8'1" (2.48m). Airing cupboard housing pre-lagged hot water cylinder, shelved cupboard housing fuse box, single drainer stainless steel sink unit with mixer tap and adjoining work surfaces with drawers, cupboards and washing machine under, two further work surfaces with cupboards, drawers, fitted fridge and freezer under, Worcester boiler, aqua boarded splash backs, wall cupboards, electric oven and hob with extractor hood over. Door to:

LOUNGE/DINER (W, E & N);

'L' shaped with max. measurements of 19'11" (6.08m) x 19'1" (5.83m) narrowing to 10'10" (3.31m) and 7'1" (2.15m). Sea and hill views, 2 radiators, TV aerial point, telephone point, central heating thermostat. Door to:

HALL:

Telephone point, radiator, cloaks cupboard. Return door to kitchen. Sliding door to:

CONSERVATORY LOBBY (E & N):

Radiator, wall light. Double glazed door to a covered lobby with cupboard and the rear garden.

BEDROOM 1 (S & E):

12'7" (3.84m) x 9'5" (2.88m). Fitted wardrobes and dresser unit, radiator.

BEDROOM 2 (S):

9'5" (2.87m) x 7' (2.13m). TV point, radiator.

BATHROOM/W.C.:

Corner cupboard and shelving, towel radiator, concealed cistern W.C., and vanity wash basin with mixer tap, aqua boarded wall, mirrored wall cupboard, panelled bath with electric shower unit over, aqua boarded surround.

OUTSIDE:

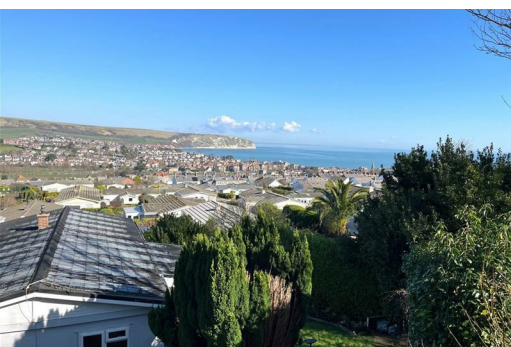
Paved path leads to the front garden with flower and shrub beds and upper paved patio. Side accesses lead to the south facing rear garden with tiered lawns, flowers, shrubs and trees, lower paved patio. The highest point of the garden has a seating area, superb sea and hill views and direct access on to the Townsend Nature Reserve. Two storage sheds.

TENURE:

Held on a continual Licence (subject to adhering to site regulations) providing security of tenure under the Mobile Homes Act 2013. Pitch fees for the year amount to £2496.56 per annum (two instalments).

ADDITIONAL INFORMATION

Property type: Detached Park Home. Construction: Non-standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: FTTP (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/.



COUNCIL TAX:

Band B: £1990.20 payable for 2024/25 (excluding discounts).

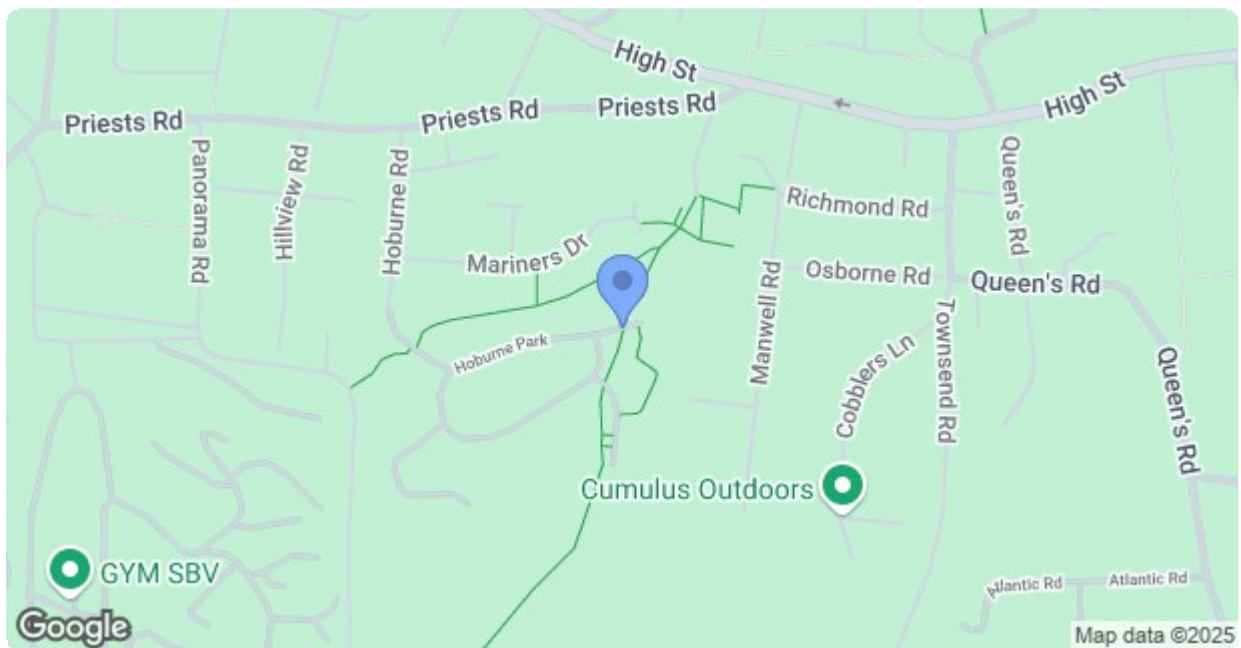
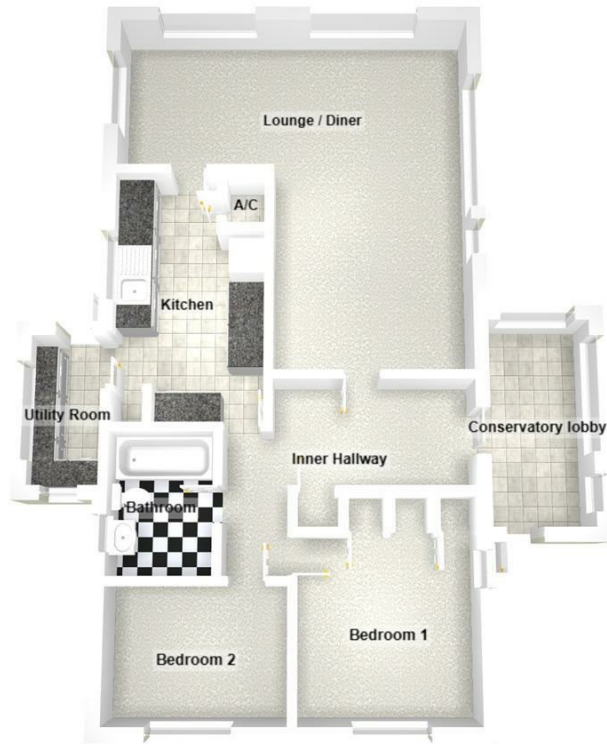
VIEWING:

By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

THE PROPERTY MISDESCRIPTION ACT 1991:

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. Any appointment to view should be made, and all negotiations conducted, through Miles & Son.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 