

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



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Panorama Road, Swanage, Dorset

41' x 14' detached Holiday Park Lodge manufactured in 2018 and held on Licence until 15th January 2041. 2 bedrooms (1 en-suite shower room), open plan kitchen, diner and lounge, shower room/W.C., gas central heating, double glazing, two good sized decks (one south facing), parking, hill views.

- 41 x 14 Regal Symphony Holiday Park Home
- Open plan lounge, dining room and kitchen
- Two large decks, one south facing
- Site facilities incl. gym, swimming pool and bar
- Manufactured in 2018 and held on Licence until 15.01.2041
- Shower room/W.C.
- Allocated parking
- 2 bedrooms (1 en-suite shower room/W.C.)
- Calor gas central heating. Double glazing
- Hill views

Asking Price £49,950

Panorama Road, Swanage, Dorset

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 'Regal Symphony' 41' x 14' holiday lodge manufactured in 2018 and is held on licence until 15th January 2041. The property has views towards Corfe in the west, along Nine Barrow Down to Ballard Down in the East, a decked seating area to the front and rear. The site allows overnight occupation from 1st March to January 15th each season and holiday lettings are permitted, as are pets (subject to the site rules). There are site facilities for owners to use which include an indoor swimming pool, gymnasium, laundry and bar.

ACCOMMODATION:

Steps up to the deck and entrance:

KITCHEN/LOUNGE/DINER (W,N,E):

23'1" x 13'1" (7.05 x 4.0)

Kitchen with fridge/freezer, single drainer stainless steel sink unit with mixer tap and work surface with cupboards, washing machine and dishwasher under, further work surface with drawers and cupboards under, electric oven and gas hob with filter hood over, built in microwave, wall cupboards, cupboard housing Morco gas boiler. The lounge/diner has 2 radiators, wall lights, hill views, double glazed door to the deck, electric fire, TV aerial point, vaulted ceiling.

BEDROOM 2 (E):

9'2" x 6'4" (2.8 x 1.95)

Twin bedded room with fitted headboards, cupboards over and bedside unit, radiator, single fitted wardrobe, TV aerial point.

SHOWER ROOM/W.C.:

Obscure double-glazed window, cubicle with mains shower unit, wash basin with mixer tap, cupboard over, low level W.C, radiator, UPVC double-glazed window, extractor unit.

BEDROOM 1 (E & W):

9'9" x 8'9" (2.99 x 2.67)

Double bed with headboard, bedside cabinets, dresser unit, double wardrobe, TV aerial point, wall lights, radiator. Door to:

EN-SUITE SHOWER ROOM/W.C.:

Obscure double-glazed window, vanity wash basin with mixer tap, mirror over, shower cubicle with mains shower unit, low level W.C., towel radiator.

OUTSIDE:

Allocated parking. Good sized seating deck with views of the hills. Steps from the deck lead down to communal gardens with a storage unit. Rear decking with space for more seating or hot tub.

N.B:

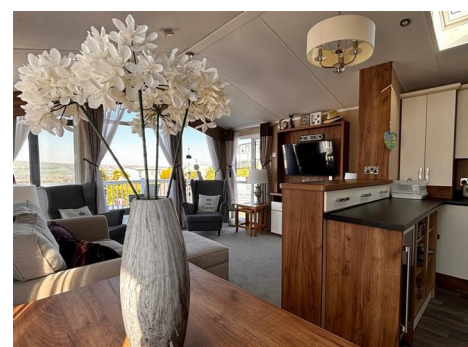
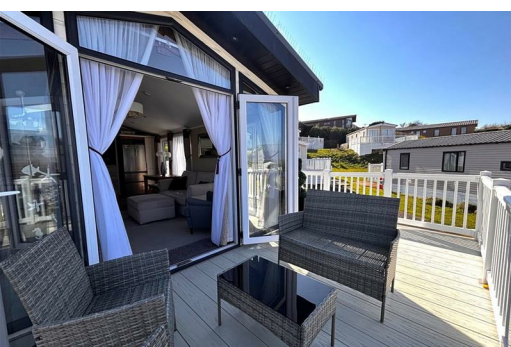
The most recent pitch fees which include drainage, sewerage and water amounted to £7,421.00 (incl. VAT). The most recent contribution to the general site rates amounted to £267.98 (incl. VAT). Pets and holiday lettings are permitted (subject to T&C's).

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-5 pm and Saturday 9.00am-3pm April-September inclusive, 9.00am-12.30 pm at other times. Lunchtimes included.



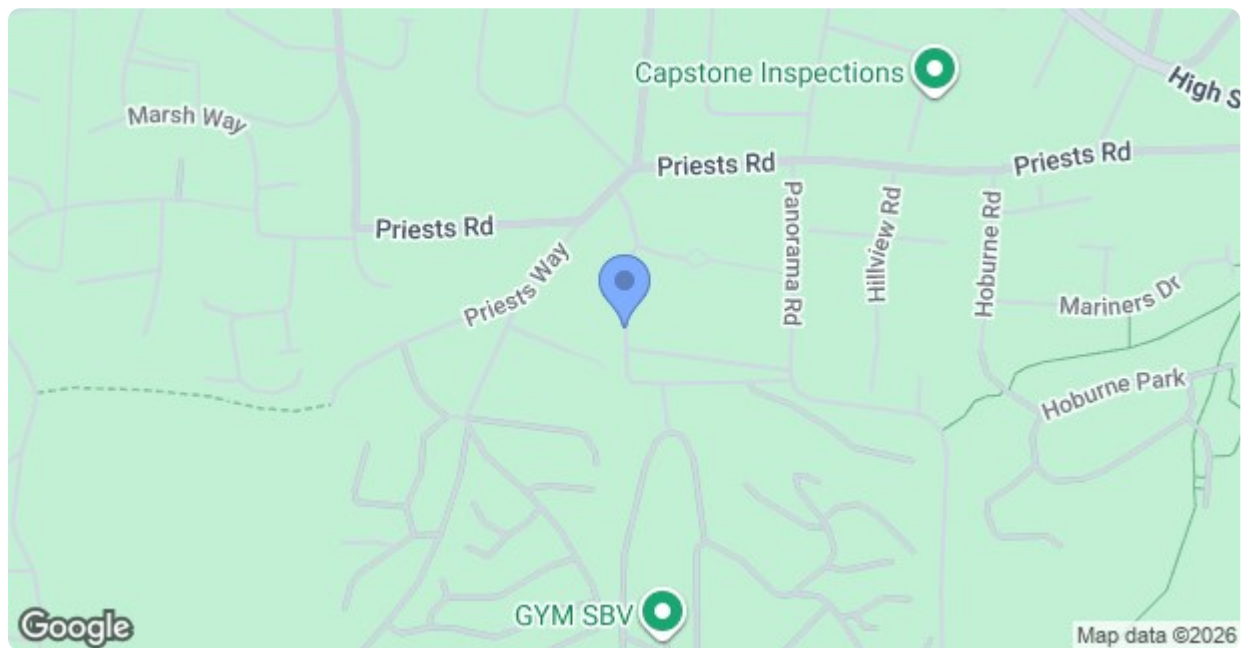
ADDITIONAL INFORMATION:

Property type: Holiday Park home. Construction: on-standard. Electric supply: Mains (metered by site). Water supply: Mains. Heating: Bottled gas. Broadband: Check with Site. Mobile signal/coverage: Please see: checker.ofcom.org.uk.

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	