

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



Panorama Road, Swanage, Dorset

Detached ABI Beaumont 42' x 14' holiday lodge manufactured in 2018 and held on licence until 15/01/2034. Large deck and superb sea and hill views, 2 bedrooms, kitchen/diner and lounge, shower room/W.C., en-suite bathroom/W.C and dressing room, Calor gas central heating, double glazed.

- Detached ABI Beaumont 42' 14' holiday lodge
- 2 bedrooms
- En-suite bathroom/W.C. Dressing room
- Allocated parking
- Manufactured in 2018
- Kitchen/diner and lounge
- Gas central heating. Double glazed
- Held on licence until 15/01/2034
- Shower room/W.C.
- Large deck. Sea views

Asking Price £89,950

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 'ABI Beaumont' 42' x 14' holiday lodge manufactured in 2018 and held on licence until 15/01/2034. Although the lodge is to be used as a holiday home only, it has been insulated to a residential standard and is immaculately presented. 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). The property has a large deck, use of two seating areas and superb views of the sea and Purbeck hills.

ACCOMMODATION:

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

KITCHEN/DINER (SE & NW):

Overall measurements of the open plan kitchen/diner and lounge are 20'10" (6.37m x 13'7" (4.14m). Hill views, radiator, single drainer 1½ bowl sink unit and work surfaces with cupboards and built-in dishwasher under, fitted electric oven and gas hob with extractor hood over, wall cupboards, fitted fridge and freezer, shelved cupboard, further work surface with drawers, cupboards and washing machine under. Opening to the lounge area has sea and hill views, double doors opening on to the deck, gas fire and surround, TV point, radiator.

INNER HALL:

SHOWER ROOM/W.C.:

SHOWER ROOM/W.C.: Shower cubicle with mains shower unit, low level w.c., wash basin with mixer tap, mirror over, towel radiator, obscure double-glazed window, extractor unit. Cupboard housing Morco gas boiler.

BEDROOM 2 (NW):

9'3" x 7'4" (2.82 x 2.26)

BEDROOM 2 (NW): 9'3" (2.82m) x 7'5" (2.26m). Twin bedded room, hill views, radiator, bedside furniture, wall cupboards, wardrobe.

BEDROOM 1 (NW):

13'6" x 8'3" (4.14 x 2.54)

BEDROOM 1 (NW): 13'7" (4.14m) x 8'4" (2.54m). Double bedded room, radiator, hill views, bedside furniture, wall cupboards, large dresser unit, TV point. Opening to: DRESSING ROOM (NW): 6'7" 2.1m) x 4'4" (1.33m) with range of fitted wardrobes. Door to: EN-SUITE BATHROOM/W.C.: Tiled floor, shelved alcove, panelled bath with mixer tap/shower attachment, tiled surround, extractor unit, vanity wash basin with mixer tap, mirrored unit over, low level w.c., obscure double glazed window, towel radiator.

OUTSIDE:

Use of two enclosed seating areas, both of which give stepped access to the large seating deck which offers superb sea and hill views. Allocated parking space.



N.B.:

N.B: We are advised that the Park home is held on a licence, a copy of which we have in the office, until 15th January 2034. Most recent pitch fees amounted to £4,505.04 (incl. VAT), we are advised. Contribution to the site rates are charged additionally. Pets & holiday lettings permitted.

SERVICES:

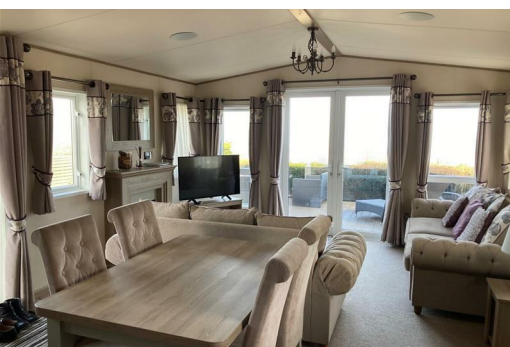
Electric is metered by the site, gas bottles to be purchased when required. N.B. Any services or appliances mentioned above have not been tested by Miles & Son

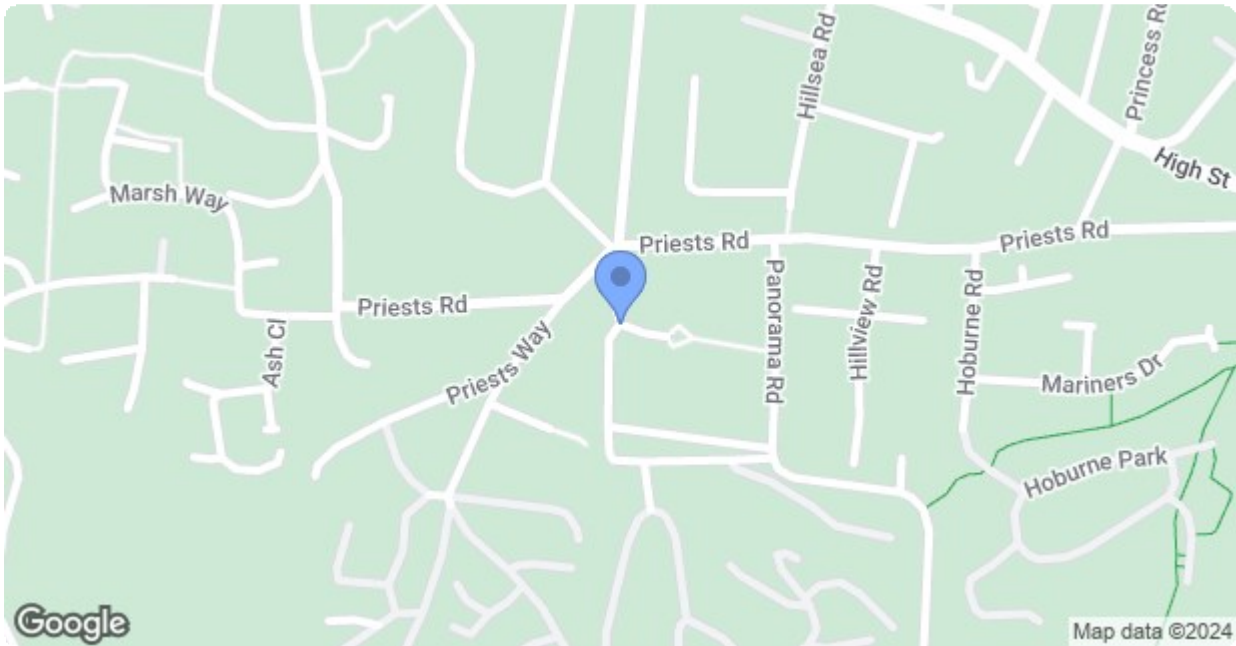
VIEWING:

VIEWING: By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9.00am-5.30 pm and Saturday 9.00am-3pm April-October inclusive, 9.00am-12.30 pm at other times. 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. An 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		