

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



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Priests Way, Swanage, Dorset BH19 2RS

Detached holiday lodge offers a retreat for those seeking a tranquil escape. approximately a mile from Swanage town centre.

This property serves as an ideal gateway to the Jurassic Coast, a UNESCO World Heritage Site renowned for its dramatic cliffs and rich geological history. The lodge boasts picturesque sea and hill views.

Inside, the accommodation features two well-appointed ensuite bedrooms, each complemented by dressing rooms, ensuring ample space and comfort for guests or family members. The thoughtful design and layout of the lodge create a warm and inviting atmosphere, perfect for unwinding after a day of exploring the beautiful surroundings.

Whether you are looking for a holiday home or a peaceful getaway, this park home in Swanage presents an exceptional opportunity to embrace coastal living in a stunning location. Don't miss the chance to make this charming lodge your own and experience the best of what this picturesque area has to offer.

Asking Price £165,000

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SITUATION:

Swanage Coastal Park 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 'Pathfinder Tuscany' 40' x 20' holiday lodge manufactured in 2019 and held on Licence until 31/10/2051. The lodge has rural and sea views & offers spacious, comfortable accommodation and a good-sized deck. The site allows overnight occupation from 1st March to around January 5th each season and holiday lettings are permitted, as are pets (subject to the site rules).

ACCOMMODATION:

Entrance via steps and side entrance via steps lead up to a private deck.

ENTRANCE HALL:

UPVC double glazed front door, radiator. Cupboard housing washing machine, triple length cupboard housing Potterton Boiler and space for coats, shoes and storage. Fuse box.

KITCHEN/DINER & LOUNGE (S,N & E):

19'0" x 18'6" (5.81 x 5.64)

An impressive, spacious open plan with a vaulted and beamed ceiling, double doors leading on to the deck. Rural and sea views. Dining space. Living area with feature fireplace. TV aerial point. The kitchen comprises of a single drainer sink and work surfaces with drawers, cupboards, dishwasher under, electric oven and hob with extractor hood over, wall cupboards, built in fridge and freezer, kitchen island with seating.

BEDROOM 2(N):

10'11" x 9'10" (3.34 x 3.01)

Twin bedded room, radiator, TV aerial point, walk in dressing room, double doors lead to decking. Door to: EN-SUITE SHOWER ROOM/W.C.: Large shower cubicle with mains shower unit, vanity wash basin with mixer tap, low level W.C., obscure double-glazed window, extractor unit, towel radiator.

BEDROOM 1(N):

11'2" x 9'11" (3.42 x 3.03)

Double bedded room, radiator, walk in dressing room, double doors to decking, TV aerial point. Door to: EN-SUITE SHOWER ROOM/W.C.: Large shower cubicle with mains shower unit, vanity wash basin with mixer tap, low level W.C., obscure double-glazed window, extractor unit, towel radiator.

OUTSIDE:

Steps lead up to the entrance and side steps lead to the decking with seating area, overlooking the town to the rural surrounds and Swanage Bay. Tarmac parking area with space for two cars.

N.B:

We are advised that the Park home is held on Licence until 31/10/2051. The most recent pitch fees amounted to £9530.00 (incl. VAT) for 2026/27. Rates, sewerage, and water are charged additionally with the latest contribution of £1400.00 for the same period. Pets and holiday lettings are permitted (subject to terms/conditions/site rules).

SERVICES:

Electric and gas is metered by the site. 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.

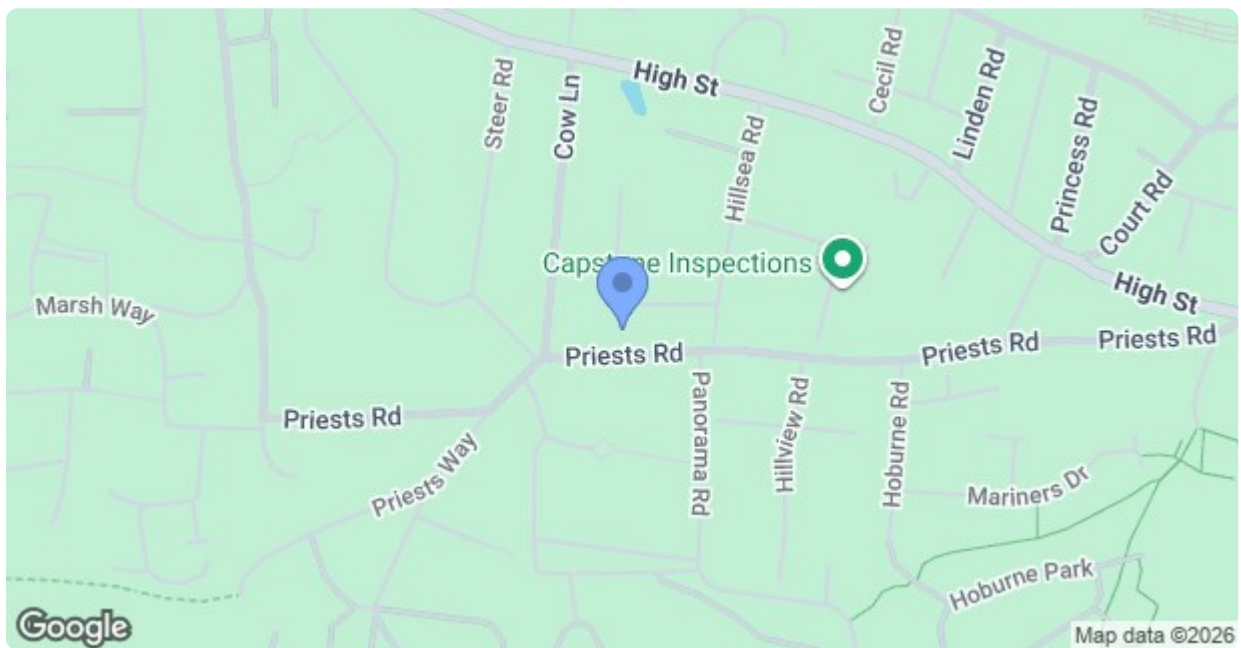
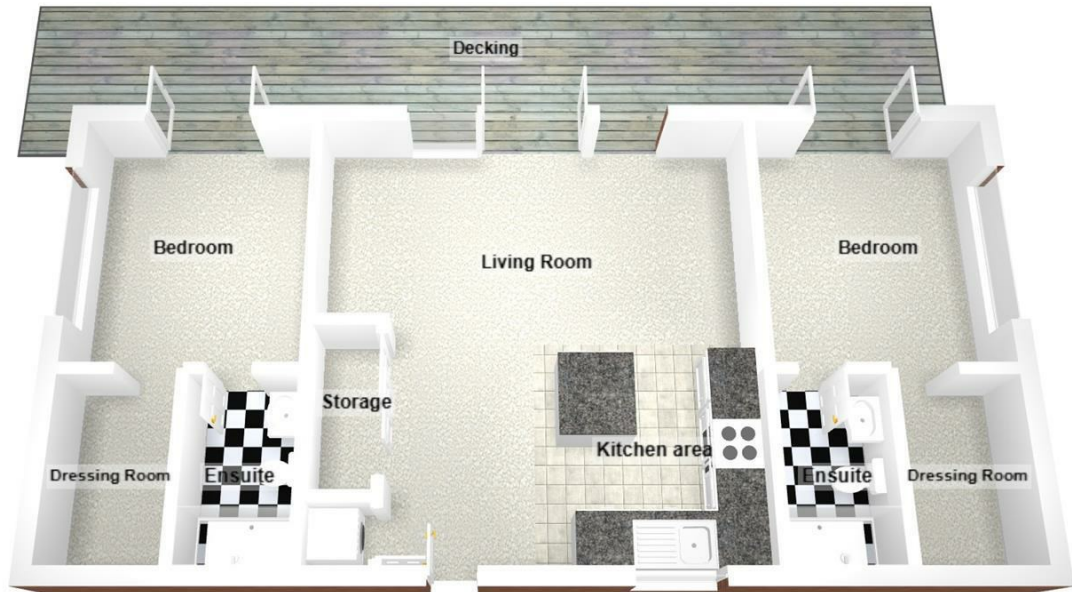
THE PROPERTY MISDESCRIPTION ACT 1991:

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 