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

MILES & SON
Est. 1873
Estate & Letting Agents
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Hoburne Park, Swanage, Dorset BH19 2RD

Residential Park Home to be used a a primary/main residence only. 2 bedrooms, 'L' shaped lounge and dining room, kitchen, bathroom/W.C., lean-to entrance conservatory, gas central heating, double glazed windows, sea and hill views, good-sized garden, residents parking bays.

- Residential Park Home
- Held on a continual Licence under the Mobile Homes Act
- 2 bedrooms
- 'L' shaped lounge and dining room
- Kitchen
- Bathroom/W.C.
- Gas central heating
- Gardens
- Residents parking
- Sea and hill views

Asking Price £149,950

Hoburne Park, Swanage, Dorset BH19 2RD

SITUATION: On Hoburne Park which gives direct access to the Townsend Nature Reserve and leads 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 under the Mobile Homes Act, subject to site terms and conditions, and is to be occupied as a primary residence only. There is a good-sized garden with lawn, flowers, shrubs and fruit trees, and residents parking bays. The property has double glazed windows, mains gas central heating and good sea and hill views.

ACCOMMODATION:

LEAN-TO CONSERVATORY (N, E & S): Timber frame construction with double glazed windows, tiled floor, sea view, light and power, radiator. UPVC double glazed door to:

HALL: Radiator, store cupboard.

LOUNGE/DINER (W, E & N): 'L' shaped with overall measurements of 19'11" (6.08m) x 19'2" (5.83m). Sea and hill views, 2 radiators, TV aerial point.

KITCHEN (W): 13'10" (4.2m) x 8'3" (2.52m). Single drainer sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine under, electric oven, store cupboard with boiler, further work surfaces with cupboards under, gas hob, wall cupboards, space for fridge/freezer, shelved cupboard. Door to side access.

BEDROOM 1 (S & E): 12'6" (3.8m) x 9'5" (2.88m). Fitted wardrobes and dresser unit, radiator.

BEDROOM 2 (S): 9'5" (3.8m) x 6'11" (2.12m). Fitted wardrobes and dresser unit, radiator.

BATHROOM/W.C.: Obscure double-glazed window, electric towel radiator, radiator, low level w.c., wash basin with mixer tap, panelled bath with mixer tap and aqua boarded surround, electric shower.

OUTSIDE: Good sized tiered garden with patio, lawns, flowers, shrubs and fruit trees. Greenhouse, timber shed. Residents parking bays.

TENURE: Held on a continual Licence under The Mobile Homes Act, subject to site terms and conditions. Annual site fees TBC. Annual water/sewerage charge is split between all homes on the site (paid in two six-monthly instalments) most recent amount TBC.

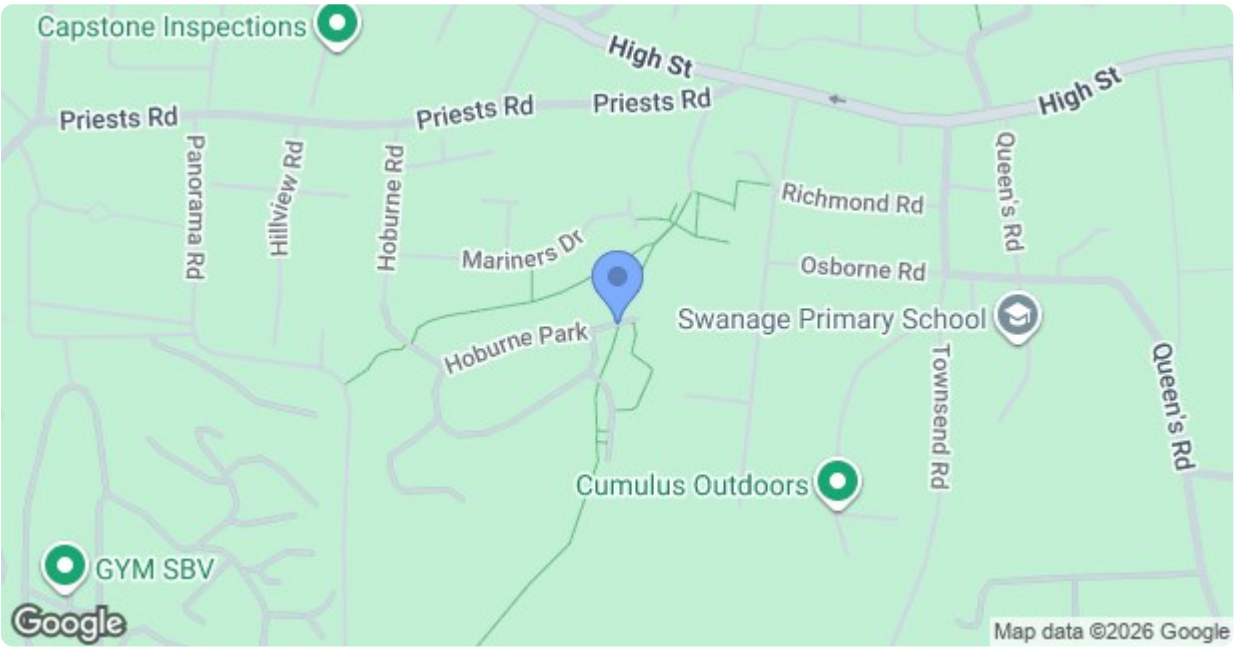
ADDITIONAL INFORMATION: Property type: Residential Park Home. Construction: Non-standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Fttc (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/.

COUNCIL TAX: Band B: £2191.84 payable for 2026/27 (excluding discounts).

VIEWING: By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9am-5pm and Saturday 9am-3pm April-September inclusive, 9am-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. An appointment to view should be made and all negotiations conducted through Miles & Son.

Lounge / Diner
Kitchen
Hallway
Conservatory
Bathroom
Bedroom 1
Bedroom 2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