

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 35' x 13' Caprice BK Bluebird holiday park home manufactured in 2013 and held on licence until 31/10/2032. 2 bedrooms (1 en-suite W.C.), open plan kitchen/diner and lounge, shower room/W.C., gas central heating, double glazing, deck, parking, sea and hill views.

- |                                                            |                                                             |                                |
|------------------------------------------------------------|-------------------------------------------------------------|--------------------------------|
| ■ Detached 35' x 13' Caprice BK Bluebird holiday park home | ■ Manufactured in 2013 and held on Licence until 31/10/2032 | ■ 2 bedrooms (1 en-suite W.C.) |
| ■ Open plan kitchen/diner and lounge                       | ■ Shower room/W.C.                                          | ■ Gas central heating          |
| ■ Double glazing                                           | ■ Seating deck                                              | ■ Parking                      |
| ■ Sea and hill views                                       |                                                             |                                |

**Offers Invited £29,950**

## Priests Way, Swanage, Dorset BH19 2RS

### SITUATION:

Swanage Coastal Park is 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 'Caprice BK Bluebird' 35' x 13' park home manufactured in 2014 and held on Licence until 31/10/2032. The site allows overnight occupation from 1st March to January 5th each season and holiday lettings are permitted, as are pets (subject to site conditions).

### ACCOMMODATION:

Gate and steps lead up to:

#### KITCHEN/DINER ( S&N):

12'2" x 9'3" (3.73 x 2.82)

12'3" (3.73m) x 9'3" (2.82m). Double glazed front door, sea and hill views, single drainer stainless steel sink unit with mixer tap and work surfaces with drawers and cupboards under, gas cooker, extractor hood over, wall cupboards, radiator, fitted fridge and freezer, cupboard housing Morco gas boiler (fitted January 2024), dining space. Opening to:

#### LOUNGE (S , E & N):

12'0" x 9'10" (3.68 x 3.01)

12'1" (3.68m) x 9'10" (3.01m). Double glazed doors to the deck, TV aerial point, radiator, one bed settee, sea and hill views, electric fire.

#### INNER HALL :

Radiator.

#### SHOWER ROOM/W.C:

Shower cubicle with mains shower unit, low level w.c., wash basin, radiator, obscure double-glazed window, extractor.

#### BEDROOM2 (S):

6'5" x 6'1" (1.97 x 1.87)

6'5" (1.97m) x 6'1" (1.87m). Twin room, wardrobe cupboard, radiator.

#### BEDROOM 1 (W):

10'4" x 7'7" (3.16 x 2.32)

10'4" (3.16m) x 7'7" (2.32m). Double room, radiator, fitted wardrobes and shelving, bedside cabinets, wall cupboards. Door to: EN-SUITE W.C: Low level w.c., wash basin with mixer tap, radiator, obscure double-glazed window,

### OUTSIDE:

Own raised seating deck accessed from the lounge, sea and hill views. Allocated parking.

### N.B:

We are advised that the Park home is held on licence until 31/10/2032. Pitch fees from November 2023 - October 2024 £6835.94 (incl. VAT). Rates which include water, sewerage and rubbish are charged additionally and amount to £794.47 (incl. VAT). Pets and holiday lettings are permitted.

### SERVICES:

Electric and mains 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-5.30 pm and Saturday 9.00am-4pm April-October 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. An appointment to view should be made and all negotiations conducted through Miles & Son.



Ground Floor

