

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



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(24 hours)  
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**Panorama Road, Swanage, Dorset**

**£38,500**

## 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 'Victory Fairhaven' 35' x 12' holiday park home manufactured in 2011 and held on an UNLIMITED LICENCE. The property has a good-sized deck, superb sea and hill views and adjacent the property is an area of sloping, tiered garden. We are advised 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).

### ACCOMODATION:

Steps lead up to: Private deck and entrance. Superb sea and hill views.

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

Double glazed front door. The kitchen has a single drainer stainless steel sink unit and work surfaces with drawers and cupboards under, wall cupboards, fridge, freezer and microwave housing, cupboard housing Morco gas boiler. Dining space with radiator. Opening to the lounge, radiator, electric fire with surround, TV unit, 'L' shaped bed-settee, sea and hill views.

### INNER HALL:

Radiator.

### SEPARATE W.C.:

Low level w.c., obscure double-glazed window, radiator, wash basin with tiled splash back.

### SHOWER ROOM/W.C.:

Low level w.c., obscure double-glazed window, radiator, vanity wash basin with tiled splash back, extractor unit.

### BEDROOM 2 (S):

Twin room with fitted headboard, bedside unit, wall cupboards and shelving, radiator, fitted wardrobe and drawers.

### BEDROOM 1 (W):

11'10" x 8'3" (3.62 x 2.54)

Double room with fitted headboard, bedside units, radiator, fitted dresser unit, wardrobes and drawers.

### OUTSIDE:

Large seating/entrance deck with superb views over the town to Swanage Bay, Ballard and Nine Barrow Downs. Steps lead down from the terrace to an enclosed area of garden, which is sloping and tiered, garden storage unit.

### N.B:

We are advised that the Park home is held on an unlimited licence, a copy of which we have in the office. Most recent annual pitch fees amounted to £6406.36 (incl. VAT), we are advised. Contribution to the site rates include water, sewerage and rubbish are charged additionally with the most recent payment being £263.64 per annum. Pets & holiday lettings are permitted (subject to site terms and conditions).

### ADDITIONAL INFORMATION:

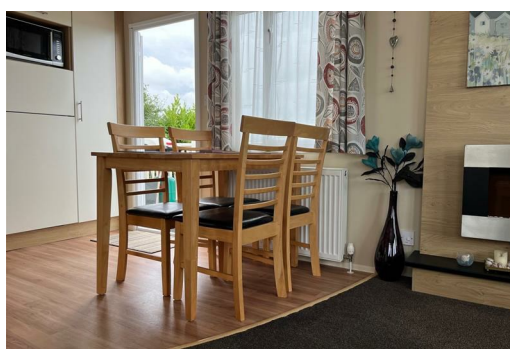
Property type: Holiday park home. Construction: on-standard. Electric supply: Mains (metered by site). Water supply: Mains. Heating: Bottled gas. Broadband: Check with Site. Mobile signal/coverage: Please see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

### VIEWING:

By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9am-5pm and Saturday 9am-3pm April-October inclusive, 9am-12.30 pm at other times. Lunchtimes included.

### The Property Misdescription Act 1991:

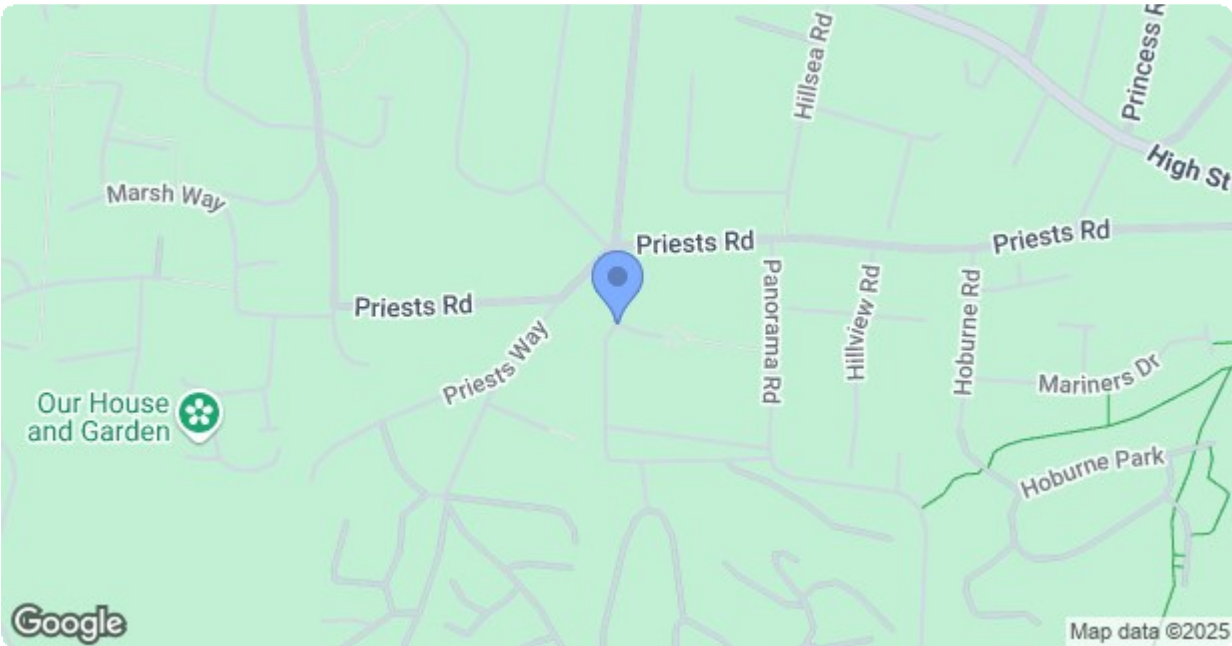
The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in



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. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	