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

MILES & SON Est. 1873
Estate & Letting Agents
www.milesandson.co.uk

Tel: 01929 423333
(24 hours)
Web: www.milesandson.co.uk
Email: property@milesandson.co.uk

Hoburne Park, Swanage, Dorset BH19 2RD

Detached residential Park Home. 2 bedrooms, 'L' shaped lounge and dining room, kitchen, shower/utility room, gas central heating, double glazed windows, gardens, sea and hill views, residents parking space. No forward chain.

- Detached residential Park home
- 2 bedrooms
- 'L' shaped lounge and dining room
- Kitchen
- Shower room/W.C./utility
- Gas central heating
- Double glazing
- Gardens
- Residents parking
- Sea and hill views

Asking Price £220,000

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 the balance of a 99-year lease and is to be used as a primary residence only. The property has a lawned front garden, paved side and rear gardens and views over the town to Swanage Bay and the Purbeck hills beyond. The property has double glazed windows, mains gas central heating and there are residents parking bays.

ACCOMMODATION:

ENTRANCE LOBBY (N):
UPVC double glazed front door, hill views and sea glimpse, tiled floor and walls. Double doors to:

KITCHEN (E):
13'8" (4.18m) x 8'2" (2.5m). Single drainer stainless steel sink unit with mixer tap and work surfaces with cupboards, space and plumbing for dishwasher under, range cooker space, further work surface with drawers, cupboards and space for fridge under, shelved cupboard housing fuse box, further appliance spaces, wall cupboards, Viessman boiler, tiled walls and floor. Door to:

LOUNGE/DINER (W, E & N):
'L' shaped with max. measurements of 19'11" (6.07m) x 19'1" (5.84m) narrowing to 10'9" (3.28m) and 6'11" (2.17m). Sea and hill views, 3 radiators, TV aerial point, telephone point.

HALL (E):
Radiator, storage cupboard, shelved cupboard, telephone point. Step down to: SIDE LOBBY: Tiled floor, UPVC double glazed door to the garden.

BEDROOM 1 (S & E):
14' (4.28m) x 9'5" (2.88m). Fitted wardrobes and dresser unit, radiator.

BEDROOM 2 (S):
14'5" (4.4m) x 9' (2.75m) max., narrowing to 6'11" (2.12m). Radiator.

SHOWER ROOM/W.C.:
Obscure double-glazed window, space and plumbing for washing machine, wash basin. low level W.C., radiator, strip-light/shaver point, fully tiled walls, shower cubicle with electric shower unit.

OUTSIDE:
Timber fenced and gated entrance, paved path and patio, outside tap and light, To the front is a lawned garden and flower/shrub bed. Gated and paved side garden with storage boxes. To the rear of the property is a further paved patio, composite garden shed and raised flower beds. Residents parking bays.

TENURE:
Leasehold, we understand, for a term of 99 years from 1980 (54 years remaining). Current ground rent £10 per annum. There is no obligation to extend the lease, however we are advised the lease can be surrendered and a written statement provided to revert back to a Licence under the Mobile Homes Act, and ground rent/pitch fees would alter. Annual water/sewerage charge is split between all homes on the site (paid in two six-monthly instalments).

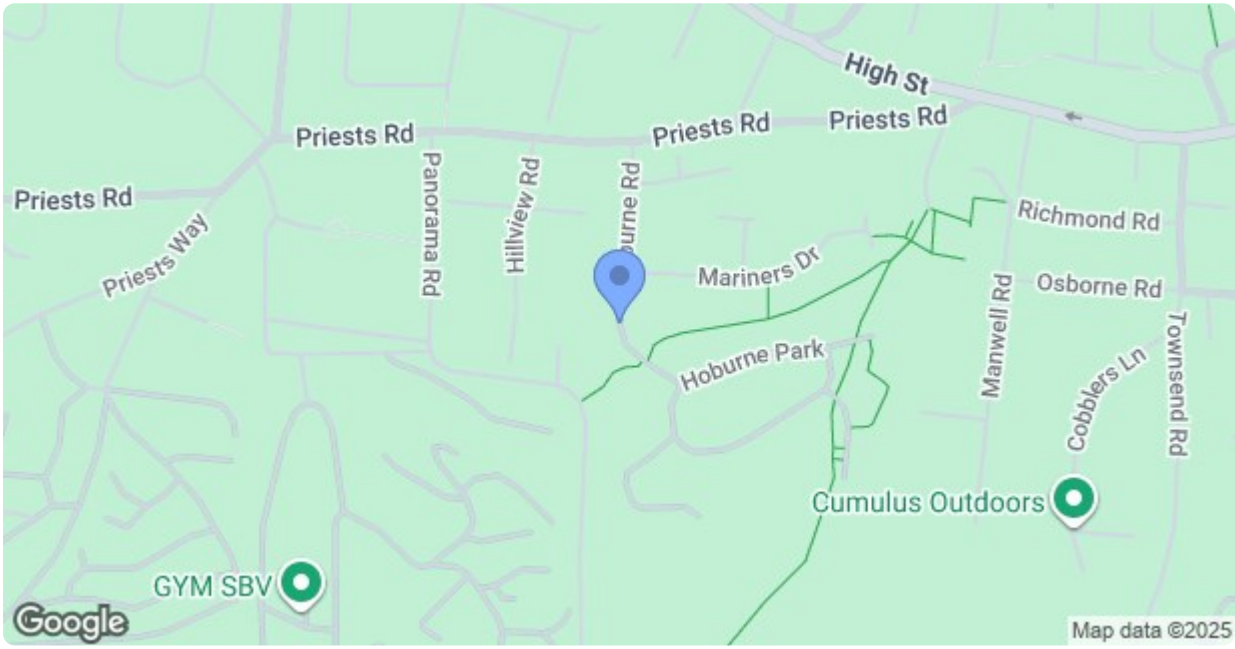
ADDITIONAL INFORMATION
Property type: Residential Park Home. Construction: Non-standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: FTTC (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/.

COUNCIL TAX:
Band B: £2091.79 payable for 2025/26 (excluding discounts).

VIEWING:
By prior appointment only please, through the Agents MILES & SON during normal office hours (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.

Bedroom 1
Bedroom 2
Shower Room
Inner Hallway
Lobby
Storage
Lobby
Kitchen
Lounge / Diner


High St
Priests Rd
Priests Rd
Priests Rd
Priests Rd
Priests Way
Panorama Rd
Hillview Rd
Richmond Rd
Mariners Dr
Osborne Rd
Hoburne Park
Manwell Rd
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