

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



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## Swanage Bay View, Swanage, Dorset BH19 2QT

28' x 10' Echo holiday park home manufactured in 2014 and held on an UNLIMITED LICENCE. 2 bedrooms, open plan kitchen and lounge/diner, shower room/w.c., some hill and sea views, allocated parking. Site facilities include indoor swimming pool, gym, and bar.

- Detached Echo 28' x 12' Holiday Park Home
- Open plan kitchen, dining room and lounge
- Hill views
- Manufactured in 2014 and held on an unlimited Licence
- Shower room/W.C.
- Sea views over rooftop
- 2 bedrooms
- Allocated parking
- Site facilities include bar, gym and swimming pool

**Asking Price £17,950**

# Swanage Bay View, Swanage, Dorset BH19 2QT

## 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 'Echo' 28' x 10' holiday park home manufactured in 2014 and held on an UNLIMITED LICENCE. The property has some hill views and a view of the sea over rooftops. 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).

## ACCOMMODATION:

Steps lead up to:

### KITCHEN and LOUNGE/DINER (W, N and E):

Glazed front door. KITCHEN AREA: 9'7" (2.92m) x 7'1" (2.16m) max. Single drainer sink unit with mixer tap and work surfaces with drawer, cupboards and space for fridge under, gas cooker space, wall cupboards, 1 housing Ferroli gas boiler, view to the hills. Opening to: LOUNGE/DINER: 10' (3.05m) x 9'5" (2.89m) max. Dining space with corner seating, corner settee, gas fire and surround, TV point and shelving, view of the hills and over rooftop to the sea.

### SHOWER ROOM/W.C.:

Obscure glazed window, wash basin with tiled splash back, low level w.c., shower cubicle with mains shower unit.

### BEDROOM 2 (E):

7'6" (2.29m) x 5'7" (1.72m). Twin beds, single wardrobe.

### BEDROOM 1 (S):

10' (3.05m) x 6'6" (1.98m). Double bed, double wardrobe, dressing shelf, bedside and high level shelving.

## OUTSIDE:

Car parking space and area of patio seating.

## N.B.:

We are advised that the Park home is held on an unlimited licence. Most recent annual pitch fees amounted to £6045.16 (incl. VAT), we are advised. Contribution to the site rates include water, sewerage and rubbish are charged additionally with the most recent payment being £267.98 per annum. Pets & holiday lettings are permitted (subject to site terms and conditions).

## ADDITIONAL INFORMATION

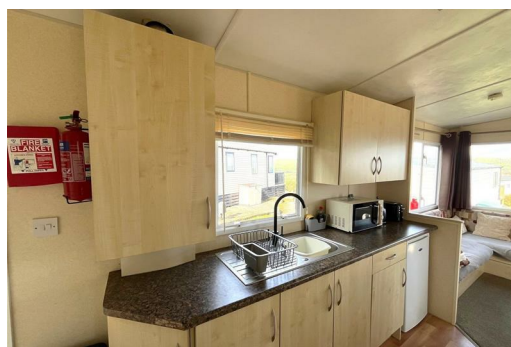
Property type: Holiday park home. Construction: on-standard. Electric supply: Mains (metered by site). Water supply: Mains. Heating: Bottled gas. Broadband: Check with Site. Mobile signal/coverage: Please see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

## VIEWING:

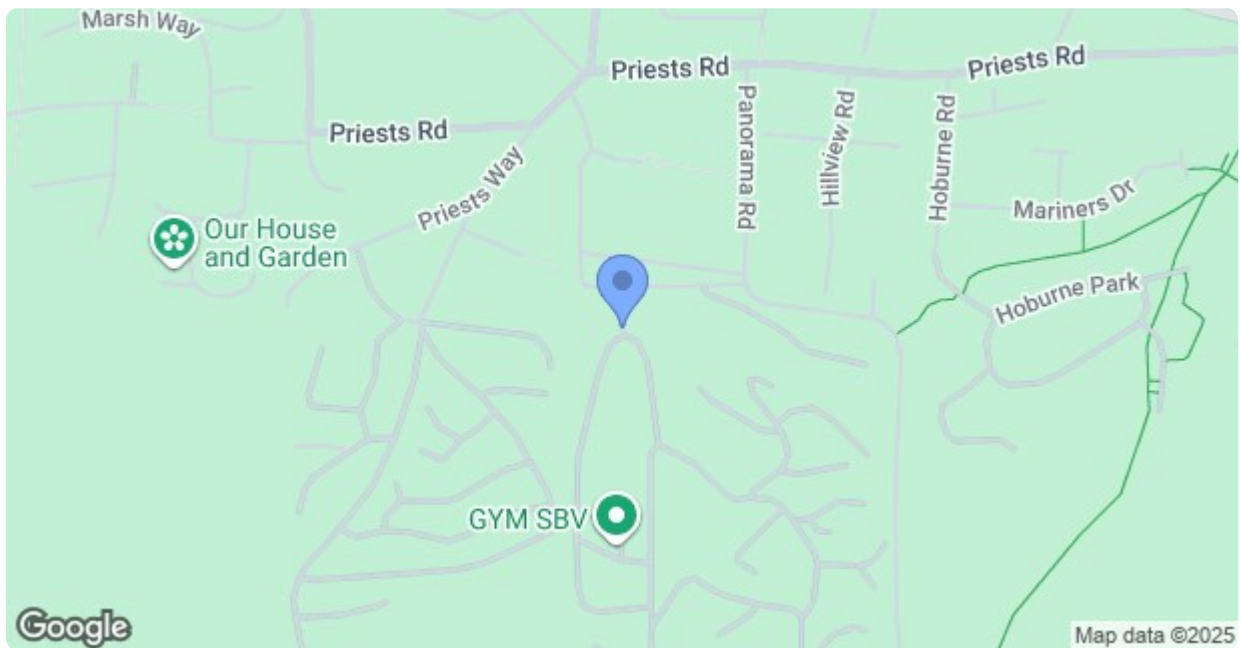
By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

## 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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	