



Panorama Road
Swanage, BH19 2QS



£54,995



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- 37' x 13' Helmsley Holiday Lodge - Licence Valid until mid January 2034
- Wonderful Purbeck Hill and Sea Views
- Beautifully Presented
- Two Generous Sized Bedrooms
- Open Plan Kitchen/Dining and Lounge Areas
- French Doors onto Balcony
- Fully Furnished and Equipped
- Swimming Pool & Gym On Site
- Town and Beach Nearby
- Close to the Jurassic Coast





** SENSIBLE OFFERS CONSIDERED**

This desirable, FULLY FURNISHED AND EQUIPPED HOLIDAY LODGE with a licence valid until mid January 2034 situated in a SUPERB LOCATION offers two bedrooms, one with en suite, LARGE BALCONY with OUTSTANDING PANORAMIC SEA & HILL VIEWS, and is perfectly ideal for a HOLIDAY HOME by the seaside or HOLIDAY LET.

This 2018, 37'x 13' HELMSLEY' Lodge is very well appointed and presented in an elevated position on the holiday park. The spacious, open plan lounge/dining/kitchen area is tastefully furnished with and independent storage and seating and glazed French doors



open onto the outside decking.

The kitchen has wall and base units and cupboard providing ample storage; integral appliances include dishwasher, oven with filtration hood over, microwave and built in fridge/freezer.

Bedroom one has a WC and washbasin en suite and benefits from a king-size, 5' bed fitted wardrobes and dressing area with a large mirror. Bedroom two is arranged as a twin room with a built-in wardrobe. The family shower room has a large shower cubicle with mains operated shower over, washbasin and WC. Throughout the caravan double glazed windows allow for maximum light ingress.

Externally, the lodge offers a large 'L' shaped decking area that is laid with artificial grass, perfect for your garden furniture and great for entertaining. Beneath the raised decked area there is a good storage area housing a tumble dryer. The property benefits from one off-road parking space.

The views from the lounge and balcony are uninterrupted and overlook the bay views to the Purbeck Hills, the bay and coastline beyond.

The property is situated on the popular Swanage Bay View holiday Park which offers facilities to including a bar/restaurant, swimming pool and gym. Swanage is a historic seaside town in the Isle of Purbeck, Dorset and is the perfect destination for the families to holiday and to explore the Jurassic Coast





Living/Kitchen/Diner

21'1" max (7'10" min) x 12'9" max (6'6" in) (6.45 max (2.41 min) x 3.9 max (1.99min))

Shower Room

7'11" x 3'10" (2.43 x 1.19)

Bedroom One

8'2" x 12'7" max (10'1" min) (2.51 x 3.85 max (3.08 min))

Bedroom Two

7'10" x 6'2" (2.40 x 1.89)

W.C

4'2" x 2'9" max (1.28 x 0.85 max)

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Licence valid until 14 January 2034. We are advised that the annual service charges are approximately £4600 (payable in two halves March and September). Council rates (including water and drainage) is approximately £250 per annum including water. The Site is closed between 16 January and end of February annually. The caravan is to be used as a holiday home only and not a main residence. Holiday lets are permitted and pets (Park conditions and rules apply).

Property type: Holiday Caravan

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: LPG Gas Bottled.

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

