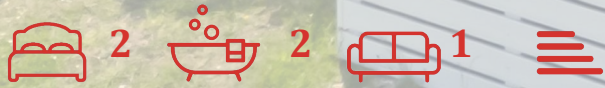




Panorama Road  
Swanage, BH19 2QS

£40,000



# Panorama Road

Swanage, BH19 2QS

- 37' x 12' Carnaby Cascade Holiday Caravan
- Stunning Views to Swanage Bay and Across the Purbeck Hills
- Sea Facing Balcony
- Two Bedrooms
- Shower Room and En Suite to Main Bedroom
- Peaceful, Elevated Location
- Close to Countryside and Clifftop Walks
- Ideal Family Getaway or Holiday Let Opportunity
- Licence until January 2034
- Low Annual Pitch Fee





In a PERFECT LOCATION bordering open countryside and pathways to the JURASSIC COAST, this LOVELY 37' x 12' CARNABY CASCADE 2015 Model HOLIDAY CARAVAN offers ELEVATED AND PANORAMIC VIEWS to both sea and hills. It boasts TWO BEDROOMS (Six Berth), OPEN-PLAN LIVING/DINING/KITCHEN AREA, sea facing BALCONY and ALLOCATED PARKING SPACE. Situated at the top of the popular Swanage Bay Caravan Park, this property will appeal to those seeking a relaxing, family retreat, or those looking for a holiday let investment.

Steps rise at the side of the caravan to a composite walkway and on further to the Balcony which presents a STUNNING and FAR-REACHING VISTA to Swanage Bay, Ballard Down and across the Purbeck Hills.



Enter the caravan and discover a spacious Living Area with a sea view as a backdrop and French doors onto the balcony. Decorated with muted tones, the caravan is tastefully furnished with 'L' Shaped sofa bed, complementary furnishings, storage shelves and fittings including electric flame effect fire for the cooler evenings.

Prepare your family meals in the well-equipped kitchen which includes gas hob with electric under oven and filtration hood over, a good range of worktops, cupboards and drawers and a built-in fridge and freezer combination. Enjoy your mealtimes or take-aways at the dining table with seating for four.

The Main Bedroom is located to the rear of the caravan and has ample built-in storage - wardrobe, bedside and overhead cupboards and allows space for a large bed. This room also benefits from a private, en suite W.C. with washbasin.

The Second Bedroom has twin beds with space beneath for luggage and a small built-in wardrobe.

Finally, a Family Shower Room has a large shower cubicle with mains operated shower, washbasin and W.C.

Outside there is allocated, hard-standing parking for one car plus bicycles for those who love the off-road. Explore the surrounding countryside or dip your toes in the sea with this caravan as your base!

Caravan Owners and Guests have free use of the heated swimming pool. On site there is a bar/restaurant, gym and laundrette.

Swanage is a traditional seaside town with many attractions including Victorian Pier and Steam Railway. Festivals and music events take place throughout the year and with its buzzing nightlife and great restaurants, the town is truly the Gem of the Dorset Coast.





## Swanage Bay View BH19 2QS

Approximate Area = 456.20 sq ft / 42.74 sq m

For Identification only - Not to Scale

**Lounge/Kitchen/Dining Area 11'8" x 11'1" (3.56m x 3.38m)**

**Balcony**

**Bedroom One 11'10" x 7'10" (3.61m x 2.41m)**

**En Suite W.C.**

**Bedroom Two 9'8" x 5'9" (2.95m x 1.77m)**

**Family Shower Room**

**Parking Area**

### **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.

Property type: Holiday Caravan

Tenure: The caravan is held on a 15 year licence expiring in January 2035. We are advised that the current annual pitch fees are approximately £5,000 per annum including water rates and a council rate of approximately £300 per annum. The site is open from 1st March - 15th January each year. The caravan may be used by the owners as a holiday residence only and owners must have a permanent residence for which proof will be required. Holiday lets are permitted as are pets subject to site T's&C's.

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

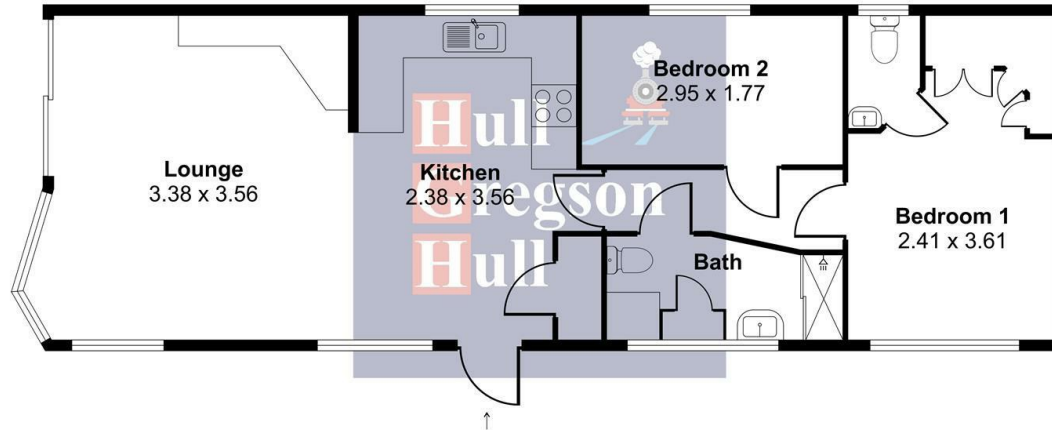
Heating Type: Bottled Gas Supporting Hot Water and Central Heating

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

[checker.ofcom.org.uk/](http://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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

