



Panorama Road

Swanage, BH19 2QS



£45,000



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- Beautiful Holiday Caravan - a 2022 - Carnaby 'Highgrove'
- 36' x 12' - Licence until January 2043
- Large Balcony - Sea and Hill Views
- Contemporary Features
- Beautifully Presented
- Spacious, Bright Lounge with French Doors onto Balcony
- Open-plan Kitchen/Dining Room
- Two Bedrooms, One with En Suite and Family Shower Room
- Elegant Accommodation
- Off-Road Parking Space





A SUPERB Carnaby 'Highgrove' 2022 Caravan boasting ELEGANT, HOTEL-STANDARD ACCOMMODATION and with a licence VALID UNTIL JANUARY 2043 is offered for sale. The caravan measures 36'x12' and a LARGE, SEA-FACING BALCONY offers VIEWS TO THE SEA AND PURBCK HILLS. This barely used caravan, in practically new condition, is immaculately presented.

Steps and a gated walkway lead to the front of the caravan where a large, elevated and decked balcony provides an ample space for seating and a table or sunbeds and from here, lovely views to the hills and sea may be enjoyed.



Entering by a side entrance from the walkway into an open-plan living space you will be impressed by the well-proportioned lounge and kitchen/dining areas. The light-filled lounge is beautifully arranged with furnishings and complementary furniture, in muted and contemporary shades; a mock fireplace has an inset mirror which further reflects light via one of the triple aspect windows surrounding the lounge area and large windows looking onto the composite balcony and from here, a view to the sea and Ballard Down.

Alongside, the kitchen/dining area which has sleek, marble-effect worktops and a surprisingly good range of cupboards and drawers, modern lpg gas supplied gas cooker, oven and grill with glazed splash back and filtration hood over; integral appliances include dishwasher and fridge/freezer. Cheerful, feature flooring provides a contrast to the carpeted lounge and table and chairs complete the furnishings.

Through the hallway, a modern family shower room comprises a large shower cubicle, low-level WC and counter-top wash basin and opposite, the snug twin-bed room which has wardrobe, overhead cupboards and complementary bedside cabinet and extra storage space beneath the beds.

The chic double bedroom has space for a king-size bed and ample storage by way of built-in wardrobe and cupboards with additional storage over a wall-mounted headboard. In addition an ensuite WC with washbasin adds to the privacy of this beautifully appointed room.

Finally, an off-road parking space sits alongside the pitch.

A STUNNING CARAVAN offering the OPPORTUNITY to obtain an INCOME THROUGH HOLIDAY LETTINGS or and IDEAL DESTINATION for family and friends.

Swanage Bay View Caravan Park is located on the southern slopes of Swanage about half a mile from the town centre, safe, sandy beaches, all attractions including Victorian Pier and Steam Railway. Facilities on this well-loved caravan park include bar and entertainment complex with swimming pool, laundry and gym. The pathways and countryside leading to the renowned Jurassic Coastline are in close proximity.





Lounge Area

12'0" x 11'1" (3.66m x 3.38m)

Kitchen/Dining Room

12'0" x 8'11" (3.66m x 2.73m)

Bedroom One

12' x 8'1" (3.66m x 2.46m)

En Suite

3'6" x 3'6" (1.07m x 1.07m)

Bedroom Two

8'1" x 5'8" (2.47m x 1.73m)

Shower Room

6'5" x 3'5" (1.97m x 1.05m)

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.

The caravan has a Licence valid until 15 January 2043 with an annual review thereafter. Pitch Fees 2025 £8,471.63 including water rates (payable in two halves in March and September). Council rates are approximately £250 per annum. The site is closed annually from 16 January and reopens on 1 March. 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 type: Holiday Caravan

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: LPG Bottled Gas

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.

