



## Swanage Bay View

Swanage, BH19 2QS

£40,000



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- 40'x 13' Regal Autograph Holiday Caravan
- Large, Elevated Decking with Stupendous Sea and Hill Views
- Luxuriously Renovated
- Free Standing Furniture
- Two Bedrooms, (One with W.C. En Suite)
- Family Shower Room
- Beautiful Modern Kitchen
- Short Distance from Main Park Facilities including Swimming Pool
- Unlimited Licence
- Ideal Holiday Home or Holiday Let Opportunity which Must Be Seen!





A HOME from HOME, located in the seaside town of Swanage, this IMPRESSIVE 2013 Regal Autograph 40' x 13' Caravan sits in an elevated position on Swanage Bay View Holiday Park and offers the chance to own a coastal retreat with FANTASTIC and PANORAMIC VIEWS across the Bay and Purbeck Hills. Found CLOSE TO THE MAIN FACILITIES, this caravan totally renovated in 2025 is truly exceptional and benefits from an unlimited licence, giving long-term reassurance for future use.

The interior of the caravan, renovated is both comfortable and practical, with two bedrooms, making it ideal for family or guests visiting. The main living area feels more like a traditional holiday home thanks to its free-standing furniture (some by M&S), quality curtains and decor giving it a relaxed, homely feel. The open plan kitchen, dining



and lounge space is bright, spacious and luxurious, with large windows that make the most of the beautiful surrounding views. The Kitchen is equipped with an excellent range of worktops, cupboards and drawers with integral dishwasher and fridge freezer, gas oven and hob. There is ample built-in storage for all your holiday needs.

The Principal Bedroom is extremely spacious, with ample amounts of space for a large double bed, built in storage and large windows, allowing for light to flood the room, it even has the luxury of its own en-suite W.C. Bedroom Two is another great sized room with space for a double bed with overhead storage as well as a built in wardrobe. Furthermore, the caravan is complemented by a separate Shower Room, with large shower cubicle, washbasin and W.C.

Outside is where this property really shines. The large wrap-around decking provides plenty of space for sitting out in the long summer day's, alfresco dining, or simply taking in the view, whether it's a sunny afternoon or a quiet evening making it the perfect space for entertaining family or friends.

To one side of the caravan there is parking for one car and second access, through a gate onto the verandha.

Swanage Bay View is well regarded for its peaceful setting just above the town. It sits close to open countryside and pathways leading to the Jurassic Coast. The holiday park has amenities such as Swimming Pool for which residents receive free passes, gym, bar and laundrette. The Beach, Swanage Steam Railway and Pier are less than a mile from the site.

Swanage is a scenic seaside town, known for its sandy beach, relaxed atmosphere and easy access to the Jurassic Coast. There's a good mix of independent shops, cafés and restaurants, along with plenty of coastal and countryside walks nearby. Throughout the year, there are festivals and events which make this a very popular destination for families.

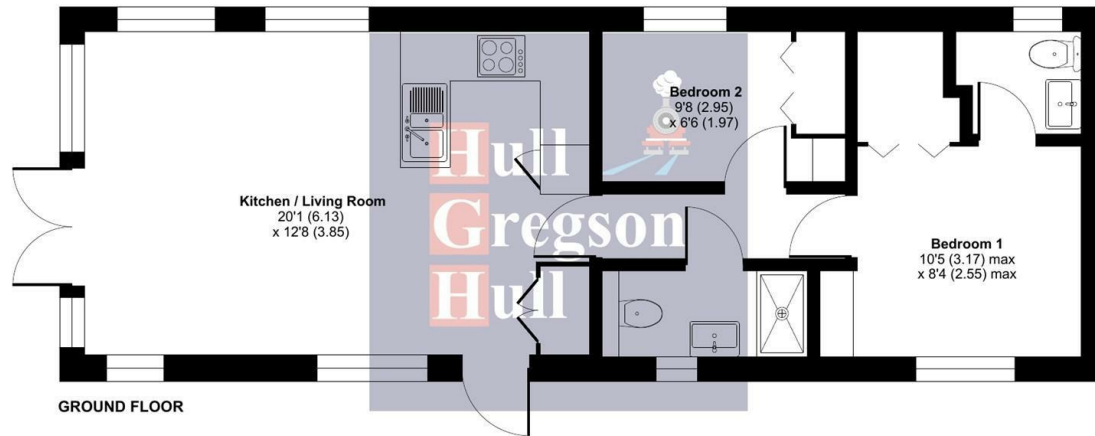
Altogether, this is a well-positioned caravan with great views, a practical layout, and a licence that adds real long-term value.



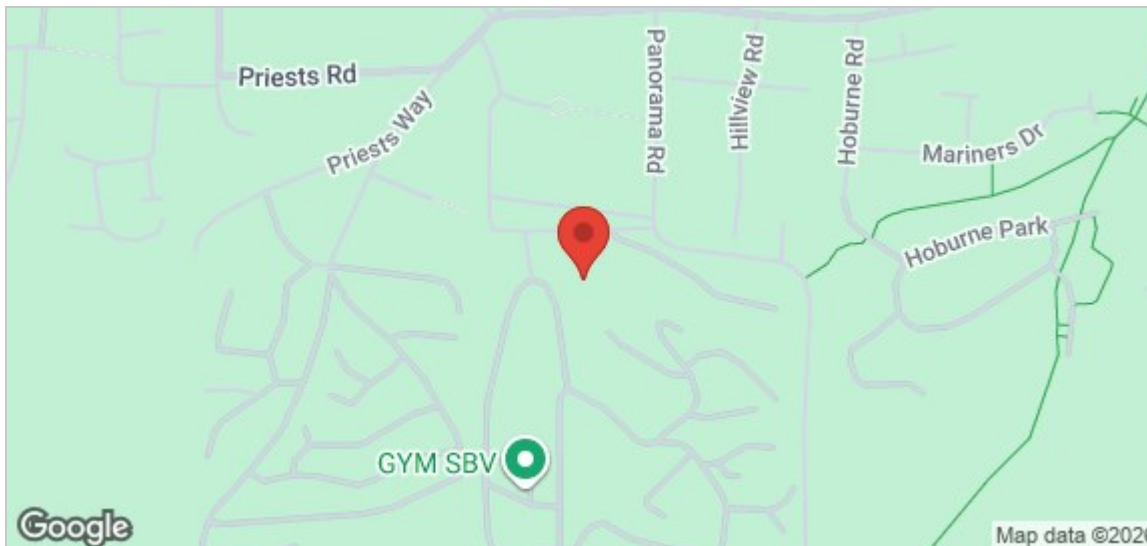
## Panorama Road, Swanage, BH19

Approximate Area = 513 sq ft / 47.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Hull Gregson & Hull Ltd. REF: 1448804



### Kitchen/Living Room/Dining Area

20'1" x 12'7" (6.13 x 3.85)

### Bedroom One

10'4" x 8'4" (3.17 x 2.55)

### En-Suite W.C.

### Bedroom Two

9'8" x 6'5" (2.95 x 1.97)

### Shower Room

### Parking Space

### 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: Static Holiday Caravan

Property Construction: Standard Holiday Caravan Construction

Tenure: We are advised that the caravan is held on an unlimited licence from 2013. We are advised that the current annual pitch fees are £4566.20 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.

Mains Electricity

Mains Water & Sewage: Included in Pitch fees. Supplied by Wessex Water  
Heating Type: (Bottled) Gas Central Heating. New combination boiler installed in 2025.  
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. 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.