Panorama Road

Swanage, BH19 2QS

2 2 1

Guide Price
£35,000 Commonhold

Hull Gregson Hull

Panorama Road

Swanage, BH19 2QS

- Two Bedroom Caravan
- 2020 Model
- Very Well Presented
- Light and Airy Accomodation
- Long Licence
- Large Composite Decking Area
- Sea Views
- Integrated Appliances
- No Foward Chain
- Modern Furnishings

A VERY WELL PRESENTED 2020 REGAL LULWORTH 38' x 12', 6 BERTH HOLIDAY CARAVAN, with a LICENCE UNTIL JANUARY 2035 is situated in a CONVENIENT, lower position on this popular park at Swanage Bay View.

Accessed via a composite deck which occupies the west and east sides of the van, a door leads into a spacious, open plan kitchen reception room. The living space enjoys large triple aspect windows and a large, yet cosy seating area with sofa bed; perfect for enjoying family time or reading a book in peace!

The kitchen consists of ample counter top and cupboard space, some integrated appliances such as an inset

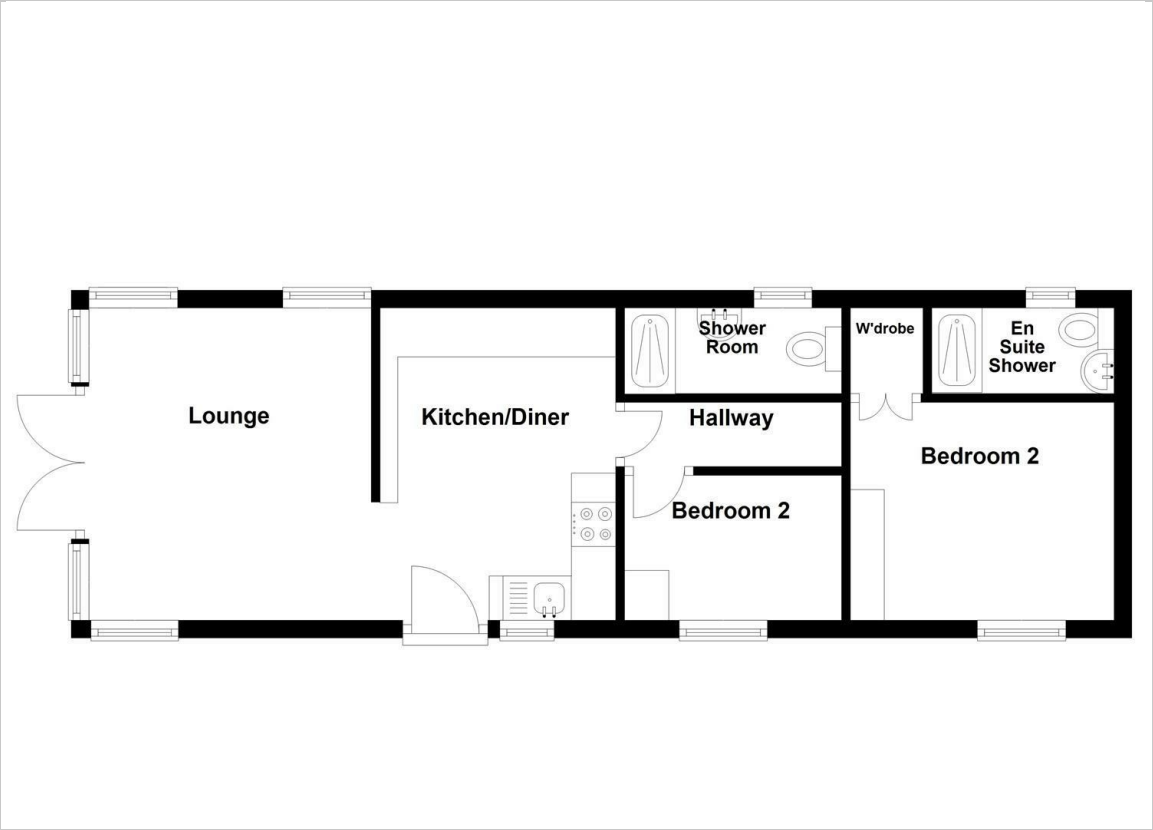
gas hob, oven, fridge freezer, microwave and extractor fan. The room also boasts ample space for a dining room table and a window which overlooks the garden.

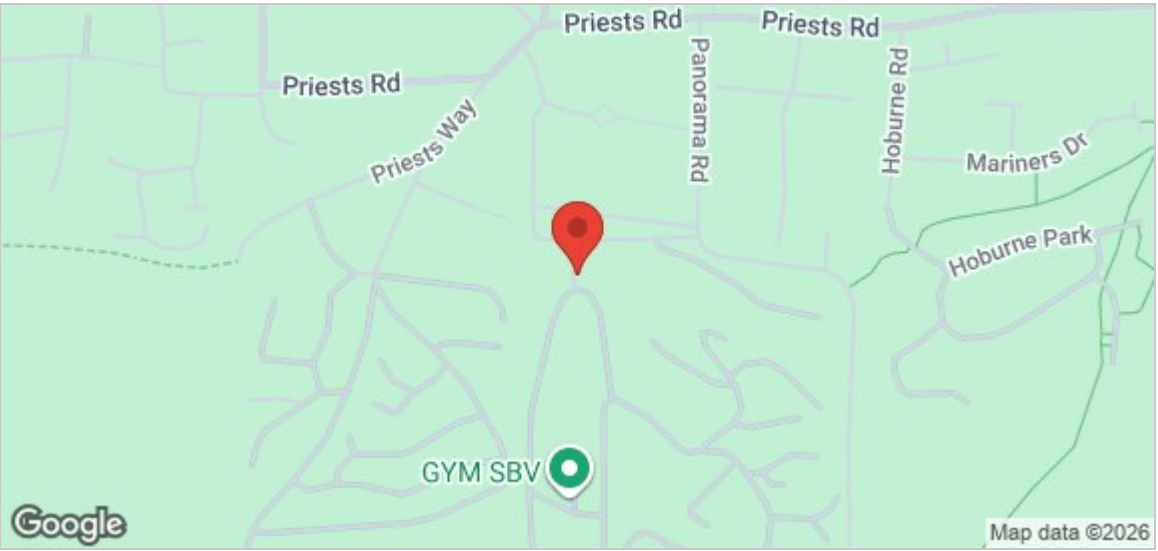
The rear of the van is occupied by a double bedroom and ensuite shower room, the bedroom enjoys ample build in storage including a dressing table and overhead cupboards.

The second bedroom boasts two single beds, a large window and ample built in storage.

Completing the unit is a further modern shower room with large shower cubicle, washbasin and WC.

Outside, there is parking for one+ vehicles and an enclosed westerly facing garden area.





Lounge/Dining Room
12' x 10'5" (3.66m x 3.18m)

Kitchen
12'0" x 8'8" (3.66m x 2.66m)

Bedroom One
12'0" x 9'9" (3.66m x 2.98m)

En Suite Shower
6'11" x 3'2" (2.12m x 0.97m)

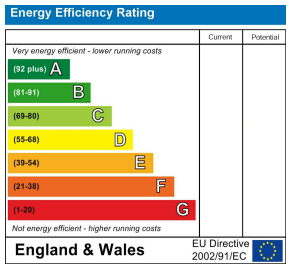
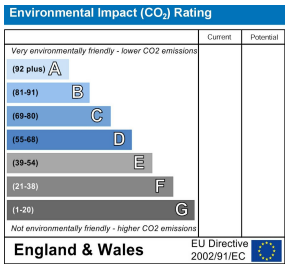
Bedroom Two
7'10" x 5'4" (2.40m x 1.65m)

Shower Room
8'0" x 3'2" (2.45m x 0.97m)

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.

We are advised that this is a 2020 model caravan with a licence until 15 January 2036 (details on request). Pitch fees are approximately £7000 per annum payable half yearly in March and September and include the water rates. 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: Non Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: 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