

Hoburne Park
Swanage, BH19 2RD



£250,000



Hoburne Park

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- Two Bedroom Park Home with Maintainable Gardens
- Parking Available
- Stunning Sea Views
- Peaceful Location
- Close to Townsend Nature Reserve
- Beautifully Presented Throughout
- Doors from Main Bedroom onto Garden
- Spacious Accommodation
- Ideal as a Downsize
- Short Distance from All Local Amenities





****TWO BEDROOM RESIDENTIAL PARK HOME WITH VIEWS TO THE SEA****

Welcome to Hoburne Park, a quiet and peaceful park home site, situated just moments from Townsend Nature Reserve and blessed with stunning coastal views. Whether you are searching for an ideal downsize, to retire by the sea, or simply looking for a serene place to live, this beautifully presented two bedroom park home boasts easy-to maintain gardens, spacious accommodation and comfortable, lateral living.

Stepping through the front door we are welcomed firstly into the Dining area, a cosy spot ideal for a dining table and lovely views over the garden.



Adjacent to the dining area is the generously proportioned galley Kitchen, offering a range base and eye-level units and plenty of space for a fridge/freezer, washing machine and dishwasher. The kitchen also comprises ample worktop space, gas hob and filtration hood, and inset sink. It has a pleasant and elevated outlook onto the paved and private rear garden which has ample space to site patio furniture, storage boxes and shed.

The Living Room sits alongside the dining space and presents a comfortable room to relax, with triple aspect windows boasting beautiful views over the Purbeck Hills and Swanage Bay. This room is light filled and an enjoyable place from which to enjoy the year-long vista.

Bedroom One has a bright, south-westerly aspect with a door accessing a paved drying area. Bedroom Two with the same aspect is an ideal guest room, alternatively Office or Study.

The fully tiled Bathroom comprises a smart white suite of bath with hand shower attachment, washbasin and W.C.



The property is set back from the roadside and an attractive boundary fence adds to its privacy. Outside the perfectly manicured and easily maintained garden has a southerly facing seating area with a lawn which stretches to the area where each resident has use of a parking space. A decked walkway leads to the property and the paved areas beyond allotted to greenhouse, some raised vegetable beds, just enough to manage, but with scope to add more.

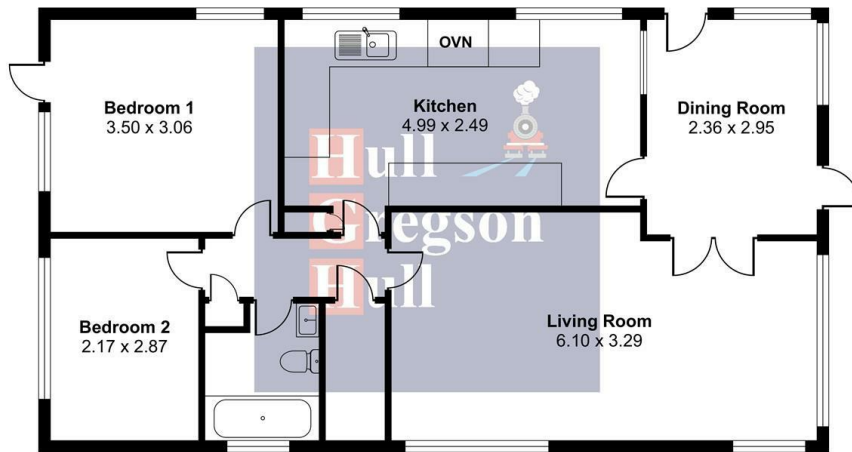
in an excellent position on Hoburne Park is located approximately half a mile from Swanage Town Centre and all amenities, excellent Doctor's surgery and transport links to Bournemouth and Poole.

This very neat and well-maintained park home is one that must be seen to appreciate.

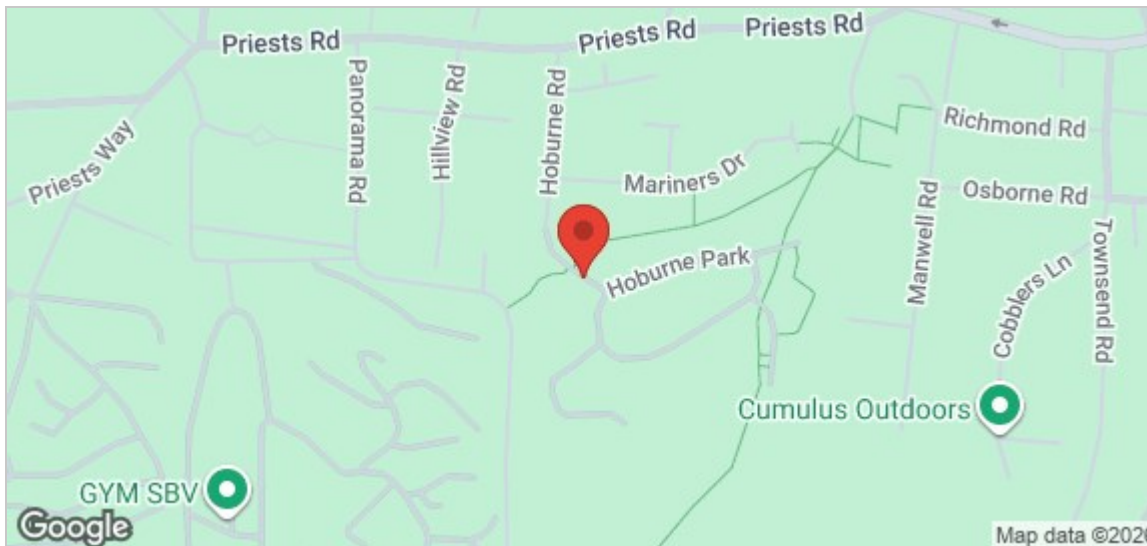


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Approximate Total Floor Area = 715.79 sq ft / 67.06 sq m
For identification only - Not to Scale



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.



Living Room

20'0" x 10'9" (6.10 x 3.29)

Dining Room

7'8" x 9'8" (2.36 x 2.95)

Kitchen

16'4" x 8'2" (4.99 x 2.49)

Bedroom One

11'5" x 10'0" (3.50 x 3.06)

Bedroom Two

7'1" x 9'4" (2.17 x 2.87)

Bathroom

Parking

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: Residential Park Home protected by the Mobile Homes Act.

Property construction: Standard

Charges: We understand charges for this property are paid half yearly at a total cost per annum of £3400. Water and communal maintenance and ground rent, upkeep of communal grounds, communal lighting and roads is included. There is no ownership age restriction. Lettings are not permitted. Pets are restricted to two dogs and one cat per residence.

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Mains 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. 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.