



## Panorama Road

Swanage, BH19 2QS



Offers In Excess Of  
£32,000 Commonhold



## Panorama Road

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- Two Bedrooms
- Family Shower Room
- En-Suite W.C.
- Sea Views
- Close to Coastal and Countryside Walks
- Sought After Holiday Park
- Site Facilities Including Gym and Swimming Pool
- Well Presented Throughout
- Dedicated Car Parking Space
- Dogs allowed





Situated within the popular Swanage Bay View holiday park, this modern two-bedroom' caravan enjoys an elevated position with attractive views across the town and towards the sea. Offering stylish and comfortable accommodation throughout, 256 Swanage Bay View is an excellent choice for families, couples, or anyone seeking a relaxing coastal retreat.



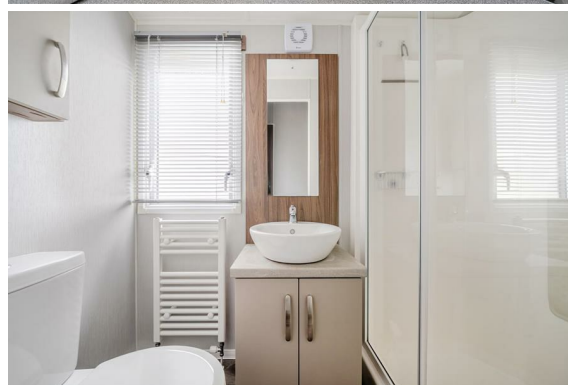
The accommodation is thoughtfully arranged and comprises a bright, open-plan living space incorporating the lounge, dining area and kitchen. The lounge provides a comfortable and welcoming setting, featuring a large sofa bed and an electric fire allowing for cozy nights in whilst the



large windows look directly out towards the Purbeck hills and Swanage Bay.

The kitchen is fitted with a range of modern wall and base units and benefits from integrated appliances including a gas cooker with oven and hob, microwave and fridge/freezer. There is ample space for dining, making the area ideal for both everyday use and entertaining.

The property offers two bedrooms, comprising a principal bedroom with fitted wardrobes, dressing table, bedside cabinets and the added convenience of an en-suite cloakroom. The second bedroom is fitted with twin beds and a wardrobe, providing comfortable accommodation for family and guests. A contemporary shower room completes the internal accommodation and is fitted with a large shower enclosure, wash hand basin and W.C.



Externally, the raised composite decking provides an excellent space for outdoor seating and dining, taking full advantage of the elevated position and far-reaching views. The property also benefits from off-road parking for one vehicle.

This delightful caravan presents an excellent opportunity to acquire a modern and well-maintained holiday home in a highly regarded coastal location, within easy reach of Swanage town centre, beaches and surrounding countryside.

## Swanage Bay View, Panorama Road, Swanage, BH19

Approximate Area = 400 sq ft / 37.1 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). © nichecom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1468001

### Kitchen/Living Room

18'4" x 11'10" (5.60 x 3.63)

### Bedroom One

10'2" x 7'8" (3.10 x 2.36)

### En-Suite W.C.

### Bedroom Two

7'10" x 5'8" (2.39 x 1.74)

### Family Shower Room

### 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: We are advised by the vendor that the Caravan is held on a licence of 15 years from 2019 with 8 years remaining. Pitch fee is approximately £4825.17 per annum, Council Rate approximately £280 per annum and include water supply and waste disposal. The site is closed annually from 15 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 construction: Standard

Mains Electricity

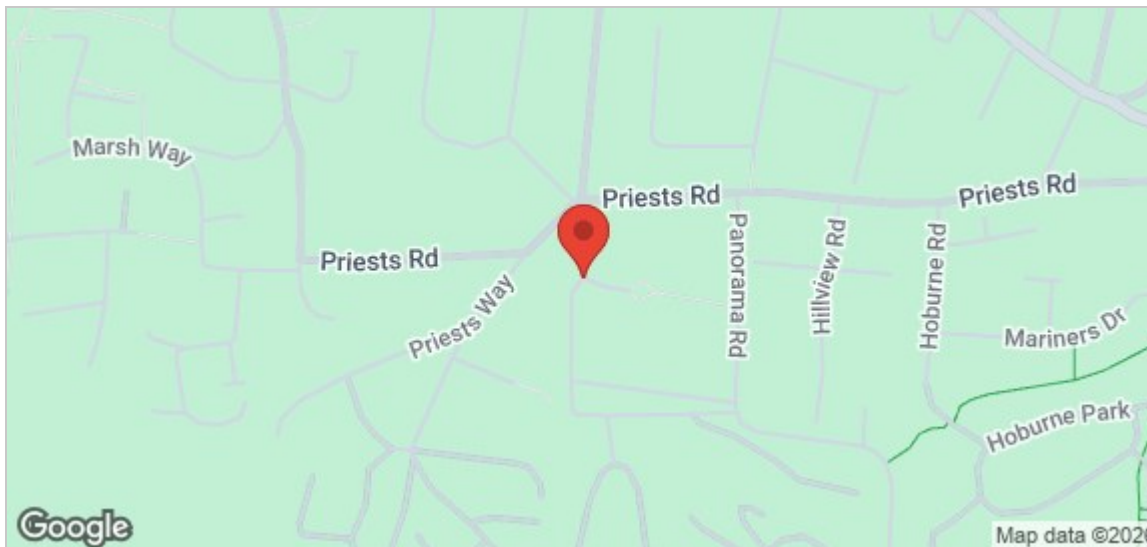
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: LPG Gas fired central heating (Available to purchase from Site)

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	