



**Panorama Road**  
Swanage, BH19 2QS



**£125,000**



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- 2017 8 Berth Holiday Lodge - Licence until January 2043
- Two Double Bedrooms, One with En-Suite Shower Room
- Spacious Lounge/Dining Room/Kitchen
- Family Bathroom
- Superb Condition Throughout
- Stunning Countryside & Sea Views
- Easy Access with Ramp To The Front Door
- Investment Potential
- Off-Road Parking
- Swimming Pool and Gym On Site





\*\*\*FOR A HOLIDAY THAT LASTS A LIFETIME and A VIEW YOU WILL NEVER FORGET! Just bring your sunscreen, sandals and shorts, quite literally EVERYTHING else is here for you.\*\*

Come and discover this EXCLUSIVE LODGE WITH STUNNING SEA AND COUNTRYSIDE VIEWS! An EXQUISITE, 40' x 20' LUXURY HOLIDAY Pathfinder 'The View' LODGE has a licence until January 2043 and is located on Swanage Bay View Caravan Park. It offers a perfect blend of MODERN STYLE and COMFORT. With two double bedrooms and sleeping up to six persons, this holiday lodge is ideal for those wishing to enjoy the seaside and wonderful, surrounding coastal scenery.



The heart of this holiday home is the open plan kitchen, living, and dining area, a relaxing area with space to accommodate two pull-out sofa beds, dining table and chairs. The kitchen offers a range of modern wall and base level units with a host of integrated appliances. French doors open up to reveal stunning views of the surrounding countryside and the bay in the distance, creating a seamless connection between indoor and outdoor spaces. Views of the Isle of Wight and the bright lights of Bournemouth in the distance are also captured from this spot. The French doors not only enhance the natural light within the property but also allow for easy access to the private decking area, perfect for enjoying al fresco dining or simply soaking in the serene environment.

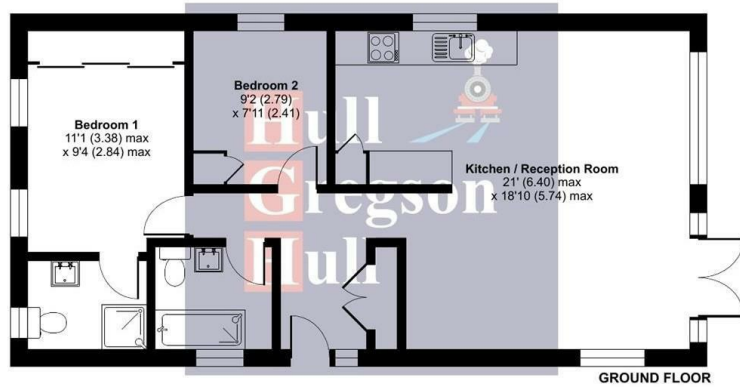
Two double bedrooms are well appointed with built in wardrobes and space for freestanding bedroom furniture and an en suite shower room with WC and washbasin to the main bedroom. There is also a family bathroom adjacent providing full length bath, washbasin and WC.

The outdoor space is also impressive, with steps leading down to a private garden featuring an artificial lawn, making maintenance a breeze. A gate opens up to expansive open fields, ideal for leisurely dog walks or enjoying the beauty of nature. At the front of the property is off-road parking for at least one vehicle



Swanage Bay View itself is owned by Away Resorts and includes a range of facilities on site to include a swimming pool, gymnasium, restaurant and bar. Swanage town centre and beach are within close proximity.

This lodge is a rare find, combining modern amenities with a picturesque setting, making it an excellent choice for those looking to embrace a relaxed lifestyle in Swanage. Whether you are seeking an investment or a holiday retreat, this luxury lodge is sure to impress.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1333559

### **Kitchen / Living / Dining Room**

20'11" x 18'9" (6.40 x 5.74)

### **Bedroom One**

11'1" x 9'3" (3.38 x 2.84)

### **Ensuite Shower Room**

### **Bedroom Two**

9'1" x 7'10" (2.79 x 2.41)

### **Family Bathroom**

### **Decking & Garden**

### **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. This lodge is a Pathfinder by Make and the model is known as 'The View'. It was manufactured in 2017.

Property type: Holiday Lodge

Tenure: Held on a Licence The licence commenced 14/10/2017 and runs until 15/01/2043. The pitch fees are approximately £850 per calendar month and include water and wastage. at present and the property can be let out as a holiday let. Pets are also allowed on site. Council Rate charged for 2025/26 approximately £300 per annum. 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.

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: LPG Gas (Bottled)

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
[checker.ofcom.gov.uk/](http://checker.ofcom.gov.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.

