

Panorama Road

Swanage, BH19 2QS

3 1 1

£39,950 Commonhold

Hull Gregson Hull

Panorama Road

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- Willerby 'Langbrook' 40' x 12' Holiday Caravan
- Three Good Size Bedrooms
- Spacious Lounge/Dining Room/Kitchen
- Licence until January 2040
- Located Near to Park Facilities
- Parking
- Ideal Investment Opportunity
- Close to Coastal Walks of the Jurassic Coast
- Views to Purbeck Hills
- Sea Glimpse

















THIS GORGEOUSLY PRESENTED, Willerby 'Langbrook' 40' x 12' CARAVAN has THREE BEDROOMS and isCONVENIENTLY LOCATED located on Swanage Bay View Caravan Park close to the main site facilities which include reception, bar/restaurant with marvellous views over Swanage to the bay and Purbeck Hills; SWIMMING POOL for which owners and guests have free passes, laundrette and Gym. Alongside the caravan there is parking for at least one vehicle.

Upon entering, you will be welcomed by an open plan living room/dining area/kitchen, which creates a spacious and inviting atmosphere.



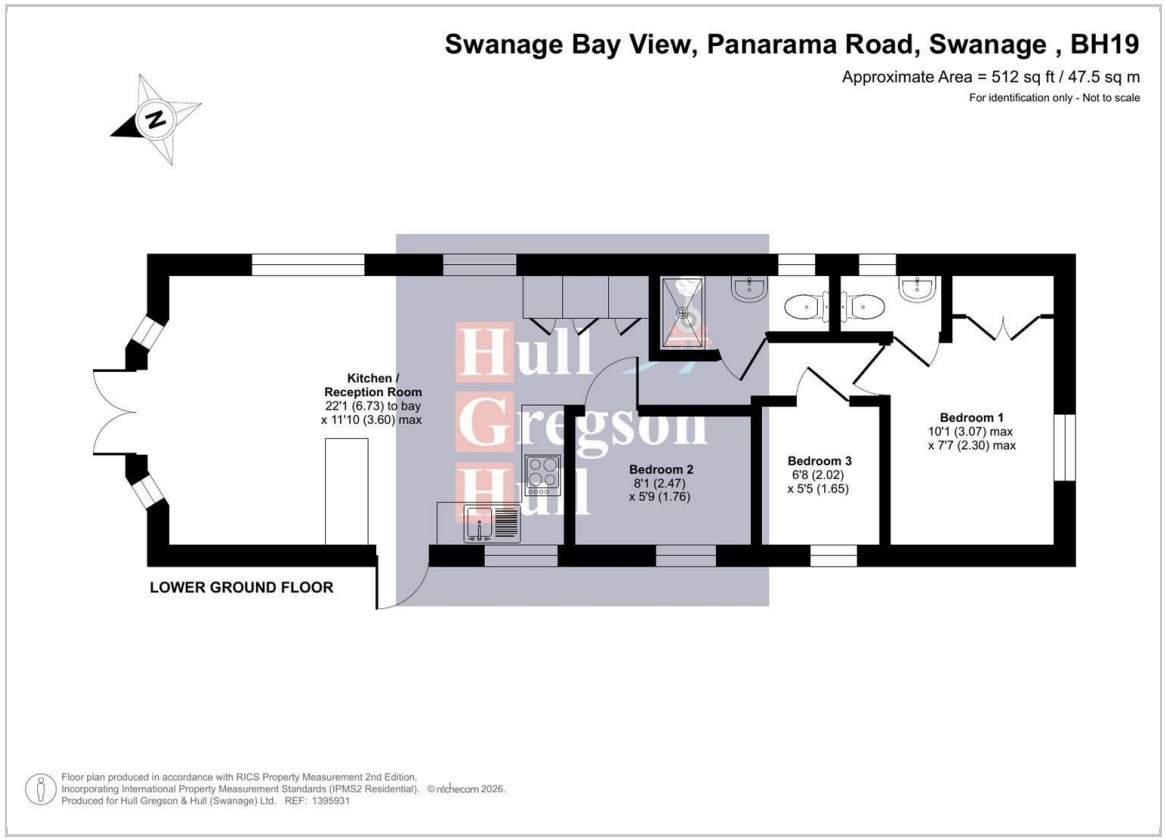
The double-glazed sliding doors allow natural light to flood the space, enhancing the airy feel and providing seamless access to the outdoor area, where you can soak in the stunning surroundings. Conveniently this property benefits from a spacious kitchen which has an abundance of wall mounted units and integrated appliances including a dishwasher, built in fridge freezer and microwave.

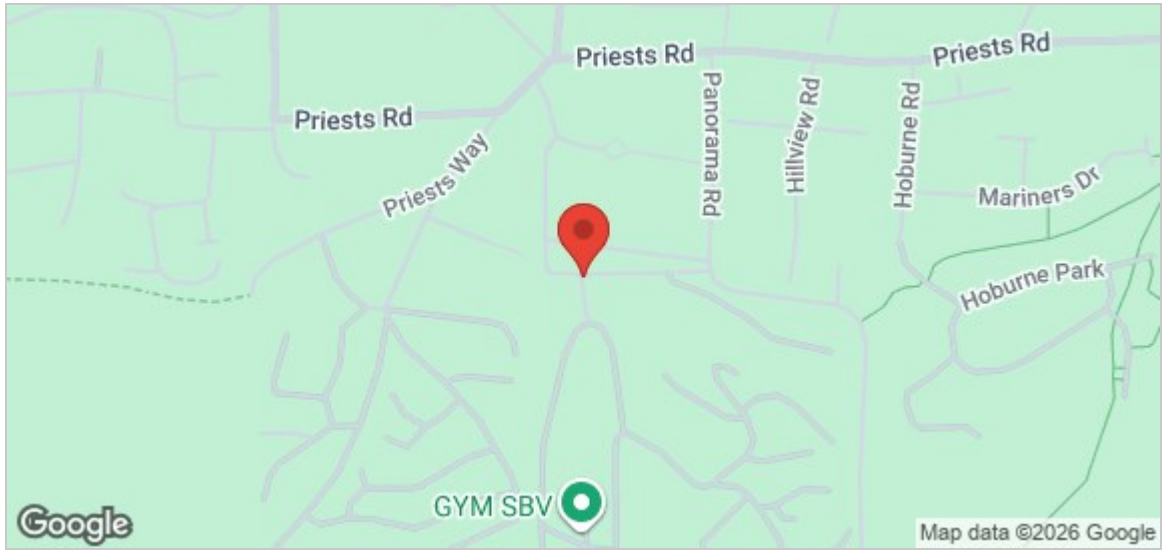
This beautiful caravan has three good size bedrooms, the main bedroom has built-in fitted units and an en-suite WC. The two other bedrooms are both twin rooms which boast an ample amount of storage space. Each of the three bedrooms has been thoughtfully designed to provide a restful haven after a day of exploring the beautiful surroundings that Swanage has to offer.

The main shower room provides both a spacious shower, hand basin and a standard W.C.



Externally, the caravan boasts an impressive L-shaped veranda, perfect for entertaining guests throughout the summer months. The spacious layout will easily accommodate a variety of garden furniture, creating an inviting outdoor area ideal for relaxing or hosting barbecues with friends and family. Finished to a high standard, the decking offers both style and durability, making it a standout feature of the property.





Kitchen/Reception Room

22'0" to bay x 11'9" max (6.73 to bay x 3.60 max)

Bedroom 2

8'1" x 5'9" (2.47 x 1.76)

Bedroom 3

6'7" x 5'4" (2.02 x 1.65)

Bedroom 1

10'0" x 7'6" max (3.07 x 2.30 max)

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: Static Caravan
Property construction: Standard
Tenure: Caravan held on a Licence. We are advised that the license term for this caravan is from 25/05/24 to 15/01/2040 and the current pitch fees are £7,164 inclusive of VAT per annum and this includes water rates. Council Rate charged for 2025/26 approximately £270 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 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
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.

