



**Panorama Road**  
Swanage, BH19 2QS



**Offers In The  
Region Of £27,000**



# Panorama Road

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- Two Double Bedrooms
- Ensuite Cloakroom with W.C & Basin.
- Main Shower Room
- Fitted Storage
- Modern Kitchen
- Open Plan Living Area
- French Doors
- Distant Sea Views
- Off-Road Parking
- Decking and Garden





This 36' x 12' 2014, two bedroom 'ABI Haywood' CARAVAN offers VIEWS TO BALLARD DOWN with a SEA GLIMPSE from a large decked BALCONY and alongside a PRIVATE SHELTERED GARDEN. Situated in a quiet location conveniently CLOSE TO THE MAIN SWANAGE BAY VIEW FACILITIES the caravan is also near to the pathways leading to the Townsend Nature Reserve and the renowned Jurassic Coast. This is a six berth caravan with a 15 year licence from 2015 and is offered for sale with PITCH FEES PAID until the END of FEBRUARY 2026.



Through double doors from the balcony, the comfortable living area allows room for settee and pull out bed with space for occasional furniture. Wall units provide storage and an inset coal effect electric fire provides a cosy ambience to the room.

The kitchen includes a gas cooker with



filtration hood over, fridge/freezer and combination microwave, a good range of wall and base units with space for dining table and chairs.

The caravan has 2 bedrooms. The main bedroom comprises king size bed with storage beneath, dressing table area, double wardrobe and an ensuite W.C and wash basin. The second bedroom offers a twin beds with a single fitted wardrobe,

A shower room offers a double width shower cubicle, hand basin and W.C.

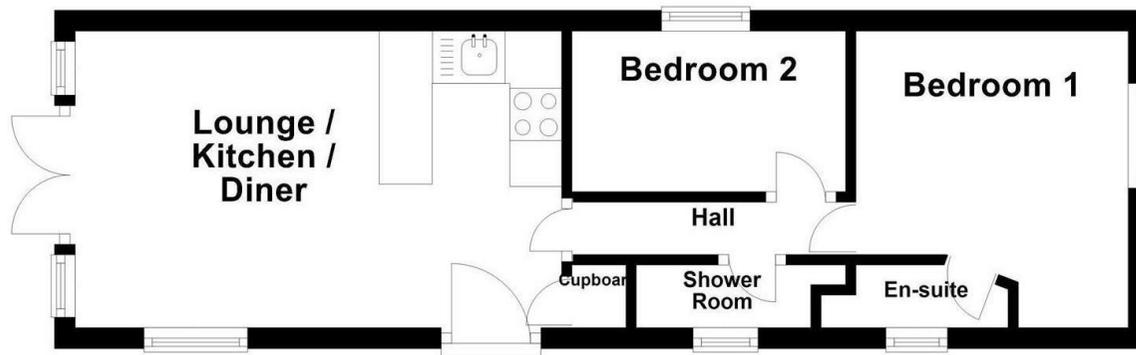
Externally, an elevated balcony offers the space for a table and chairs and the opportunity to admire the beautiful Purbeck hill views. The balcony leads to a secluded and secure side garden laid with artificial grass (under guarantee) and a pretty raised flower bed surround, an ideal place for family barbecue or sunbeds.

In addition, a store provides space for the washing machine and parking for one car is provided at the front of the caravan.



This well cherished caravan has good insulation with double glazed windows and gas central heating, a galvanised chassis, and updated electrics including installed USB points. It offers the opportunity to acquire a wonderful holiday home with or without an income from holiday lets.

Swanage Bay View Caravan Park is on the southern slopes of Swanage and offers facilities such as Swimming Pool, Bar, Fitness Suite and Laundry room.



**Lounge / Kitchen / Diner**

**Bedroom One**

**Ensuite W.C.**

**Bedroom Two**

**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

Property construction: Standard

Tenure: Licence to 15/01 2030. Pitch fees are £7150 per annum including water rates, council rates are £263 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 with individual meter.

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas central heating provided by bottled gas.

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.

