Panorama Road

Swanage, BH19 2QS

2 1 1

£29,995

Hull Gregson Hull

Panorama Road

Swanage, BH19 2QS

- 32' x 12' 'Pemberton Elite' caravan
- Two Bedrooms
- Family Shower Room
- Large reception room
- Light and airy throughout
- Fitted storage
- Decking Area
- 2011 Caravan with 11 year licence from January 2025
- Pitch feed paid until the end of February 2026
- Sought-After Site

This 32' x 12' 2011, two bedroom 'Pemberton Elite' CARAVAN offers VIEWS TO COUNTRYSIDE. 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 caravan with a 11 year licence from January 2025.

Steps lead up to an inviting decking area the perfect spot to relax and enjoy the surrounding views. Upon entering the property, you are welcomed into a spacious, open-plan living area that offers flexibility for a range of uses.

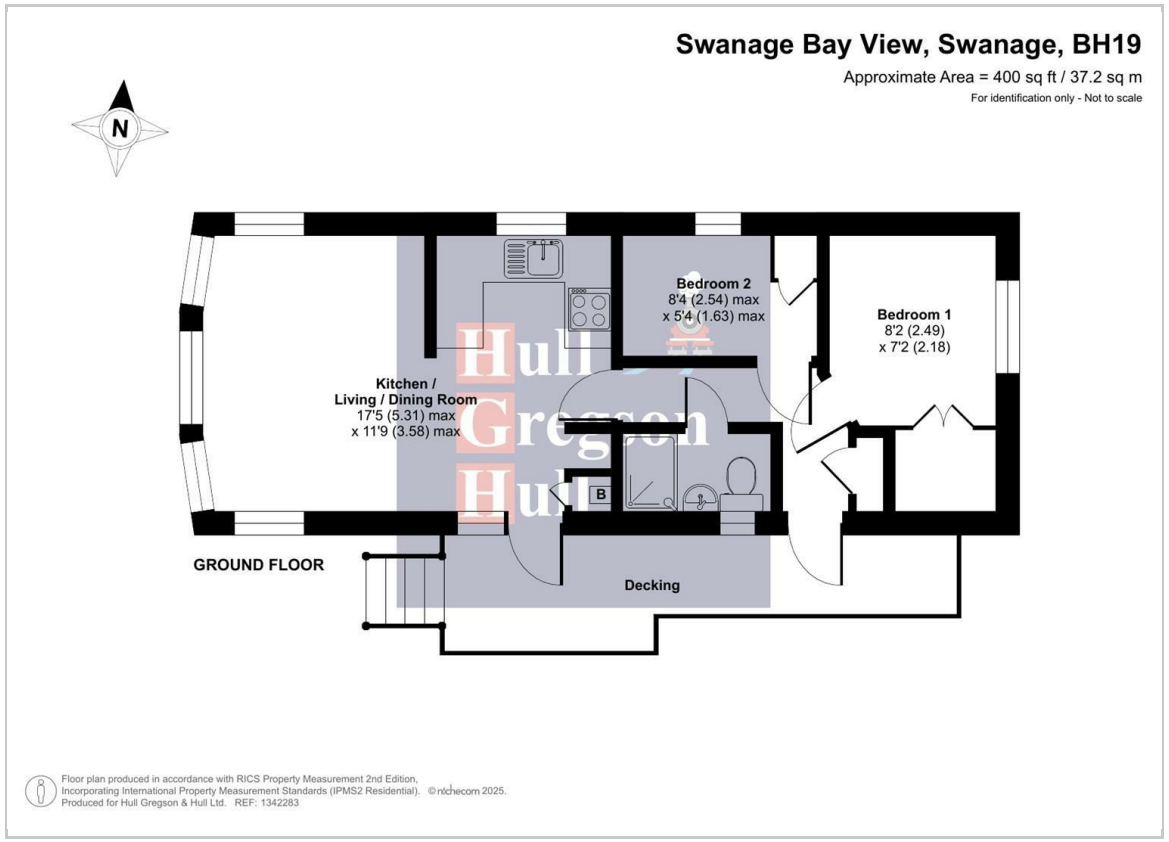
This bright and airy room features a well-appointed kitchen, complete with an oven, hob, extractor fan, built-in sink, space for a dishwasher, and generous wall-mounted and under-counter storage. The current layout accommodates a dining table and a large L-shaped sofa, all enhanced by a striking feature window that floods the space with natural light.

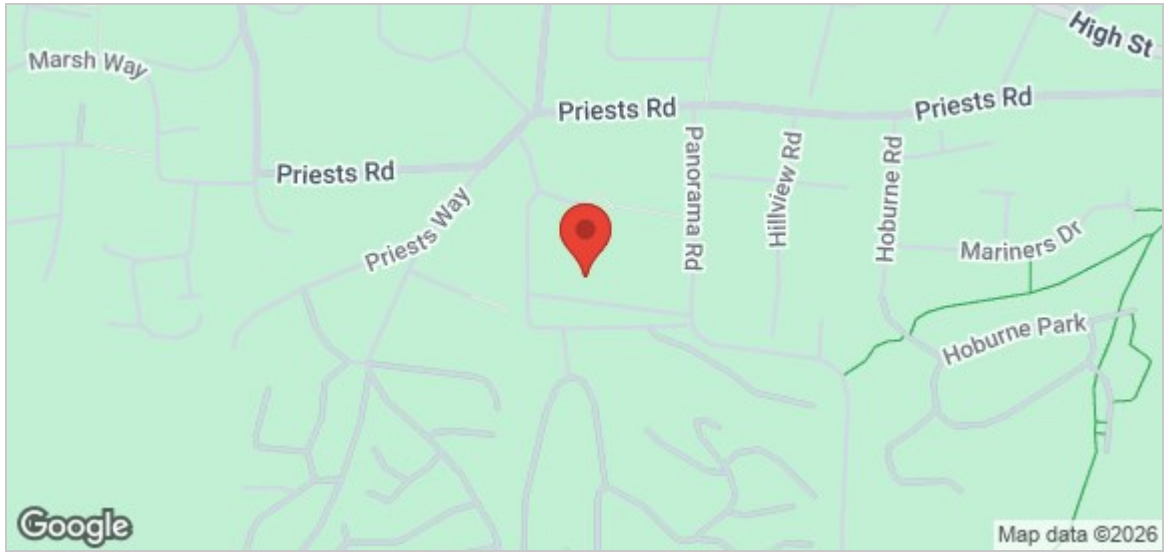
A hallway leads to the rear of the property, where you'll find the bathroom, fitted with a shower cubicle, low-level WC, and sink. Further along is the second bedroom, furnished with twin beds, a window, and a built-in wardrobe. Adjacent is the principal bedroom, which benefits from a double bed, a window, and additional fitted storage.

For added convenience, a secondary door located near the principal bedroom provides direct access to the decking, ideal for enjoying morning coffee or evening sunsets. The pitch includes a parking space alongside the caravan.

Park facilities include swimming pool, gym, bar with fantastic views to Swanage Bay and on-site washeteria.

This is a great opportunity to acquire a family getaway or income from holiday letting.





Kitchen / Living / Dining Room
17'5" max x 11'8" (5.31m max x 3.58m)

Bedroom One
8'2" x 7'1" (2.49m x 2.18m)

Bedroom Two
8'3" max x 5'4" max (2.54m max x 1.63m max)

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: Held on a Licence until 2036. We are advised that the current annual pitch fees are £5995.00 per annum, payable in full or on a monthly basis. The site is open from 1st March - 15th January each year. 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 included in pitch fees.
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.