Hoburne Park

Swanage, BH19 2RD

3 1 1

Guide Price £275,000

Hull Gregson Hull

Hoburne Park

Swanage, BH19 2RD

- Very Well-Presented Park Home
- Desirable Location Close to Open Countryside
- Stunning Sea Views
- Light & Airy Throughout
- Sizeable Living Room
- Three Double Bedrooms
- Ample Built-In Storage
- Beautiful Private Garden
- Unallocated Parking
- Ownership Restricted to Over 55s.

THREE BEDROOM PARK HOME WITH LOVELY SEA VIEW

This SUPERIOR THREE DOUBLE-BEDROOM PARK HOME situated on the SOUGHT AFTER HOBURNE PARK close to the Townsend Nature Reserve in South Swanage has STUNNING SEA VIEWS has a SIZEABLE LIVING/DINING AREA, a BEAUTIFUL PRIVATE REAR GARDEN. and is LIGHT and AIRY THROUGHOUT. The property is in an elevated and about half a mile from Swanage Town centre and beach.

With easy access pathway from the

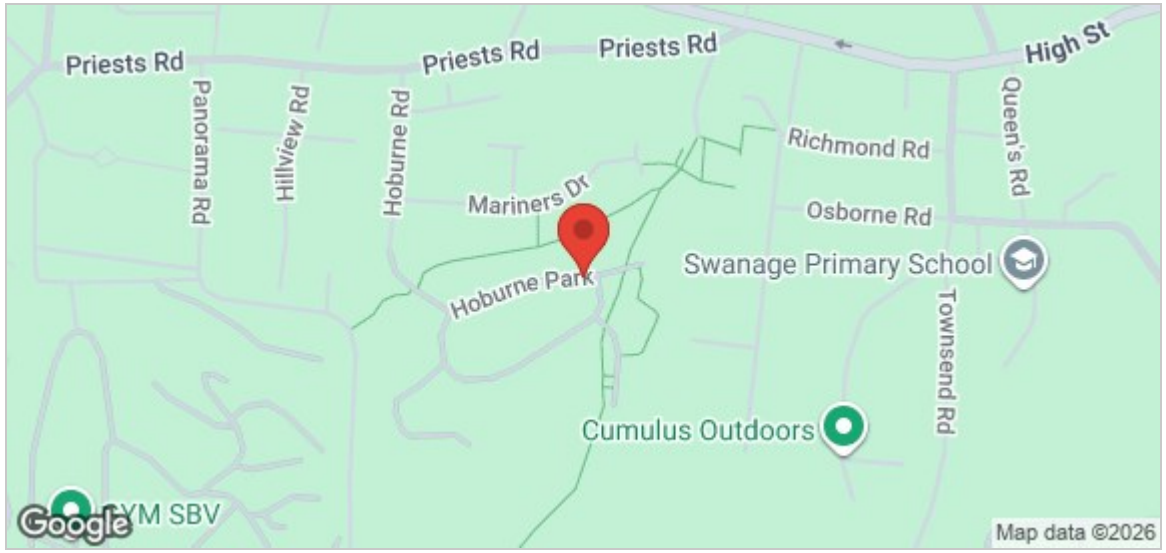
parking area, enter into the galley-style kitchen comprising a range of white units with granite effect worktop and space for freestanding appliances including washing machine, under-the-counter fridge and freezer. A built-in cupboard offers extra storage and the kitchen also houses a 'Viessman' combi-boiler, new in 2021.

Beyond the kitchen, you find yourself in the sizeable, 18' x 18' living/dining room which has triple aspect, light filled windows with vertical blinds and a fabulous views to the sea.

Returning to the kitchen, a hallway with large storage cupboard and door to the pretty, private and well-tended side and rear gardens laid to lawn and shrubs which offer a pleasant place to sit out and enjoy the sea view. A useful large storage shed is located to the side of the park home.

The park home has three bedrooms - each providing built-in storage with ample space for a double bed and free-standing bedroom furniture. The shower room comprises shower cubicle, pedestal washbasin with fitted cupboard and WC.

The property is in a very peaceful location and is very well maintained - just move in and enjoy the home, its surroundings and life by the seaside!



Living/Dining Room
18'0" x 18'0" (5.5m x 5.5m)

Kitchen
13'7" max x 8'2" max (4.15m max x 2.5m max)

Bathroom
7'6" x 5'4" (2.3m x 1.64m)

Bedroom One
12'7" x 10'7" (3.84m x 3.24m)

Bedroom Two
9'3" max x 10'5" max (2.83m max x 3.2m max)

Bedroom Three
7'0" x 10'7" (2.15m x 3.25m)

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: Residential Park Home protected by the Mobile Homes Act.
Maintenance including ground rent is approximately £2,500 per annum which includes water rates and upkeep of communal grounds and road. This may be paid in 2 instalments. Pets are restricted to 2 per Park Home, no holiday lettings or long-term lets permitted.
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas fired central heating.
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.

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