



ABI

FOR SALE  
Call the Sales Office on 01482 525252  
or visit the sales office & ask the agent  
for more details

**Priests Way**  
Swanage, BH19 2RS

**£67,495**



## Priests Way

Swanage, BH19 2RS

- Modern Caravan
- Attractive Views
- Quiet Location
- Sought After Caravan Park
- Available Now
- Fully Furnished
- Parking
- Town & Beach Nearby
- Two Bedrooms
- Open Plan Accommodation





We are delighted to bring to the market this BEAUTIFULLY presented 2021 ABI Cosworth 28x12 model static caravan. LICENCE WITH 18 YEARS REMAINING. The caravan is in an ELEVATED POSITION providing SEA VIEWS on a sedate and well-cared for caravan park WITHIN SHORT WALKING DISTANCE from SWANAGE TOWN CENTRE with its safe sandy beach, Victorian Pier and scenic steam railway. The caravan is in a small CUL-DE-SAC, therefore no passing vehicles. Surrounded by pathways leading to the Jurassic Coastline and walkways to Langton & Worth Matravers or along the clifftops to Durlston Country Park.

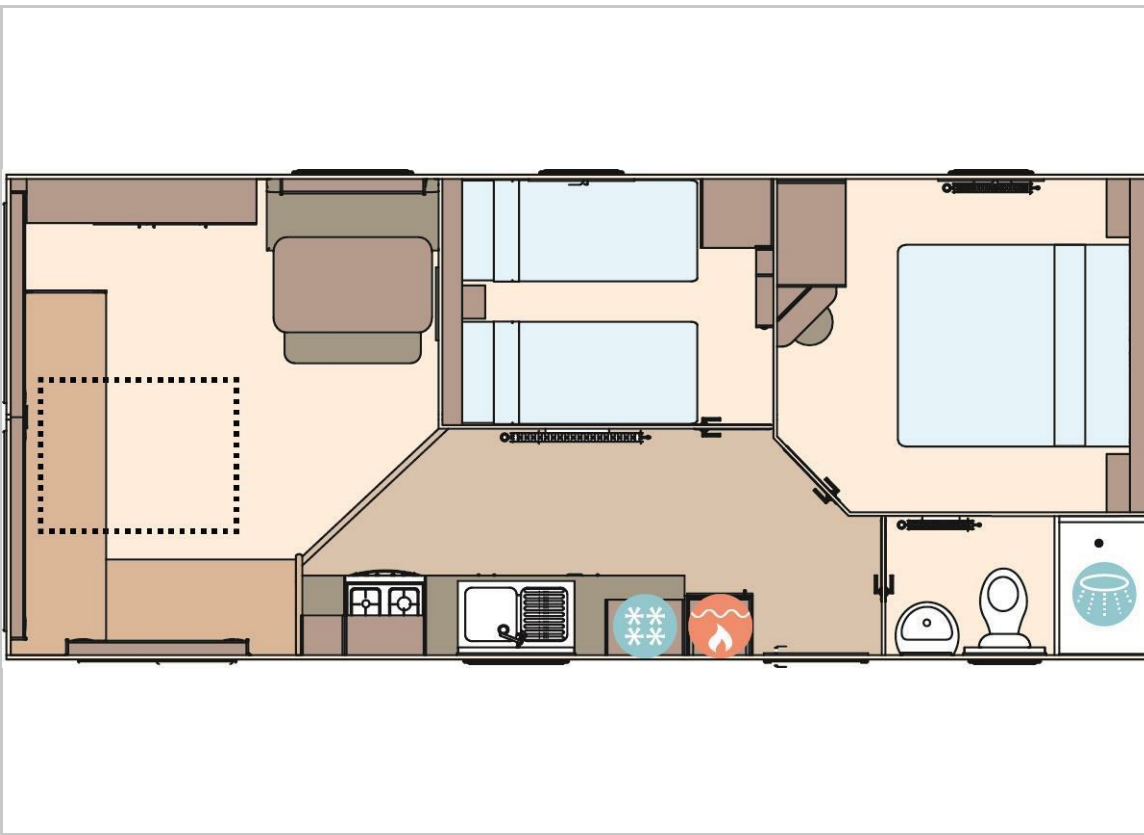


This well-appointed caravan includes smart and bright accommodation, plenty of seating space in the Lounge area as well as a dining room table suitable for seating four people. The kitchen boasts wall and base level units throughout whilst including integrated appliances such as a microwave, oven with four ringed gas hob and extractor fan. The kitchen has a suitable space for a free-standing fridge freezer.

The caravan comprises a sizable twin and double bedroom with an integrated wardrobe in each. Inclusive of large windows allowing a light and airy feel. The caravan boasts a double width shower room, wash hand basin and low-level W.C.

Externally, this caravan offers a good size decking from which to enjoy the sea views to Swanage Bay and along the Purbeck hills East to West.





**Lounge/Kitchen/Dinner**

**Bedroom One**

**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.

Swanage Coastal Park advise that the annual site fee's are £6,835.94 per annum and the water rates are £671.06 per annum. We have been advised that the lease has 18 years remaining.

Property type: Caravan

Property construction: Standard

Mains Electricity

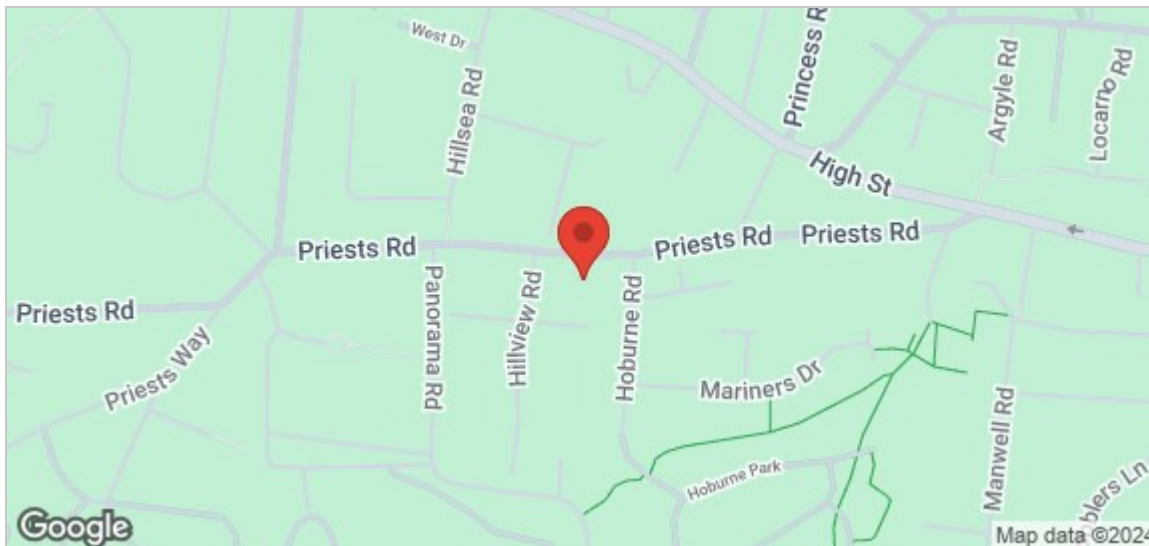
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas bottled

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.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	