



Hoburne Park
Swanage, BH19 2RD



£285,000 Leasehold

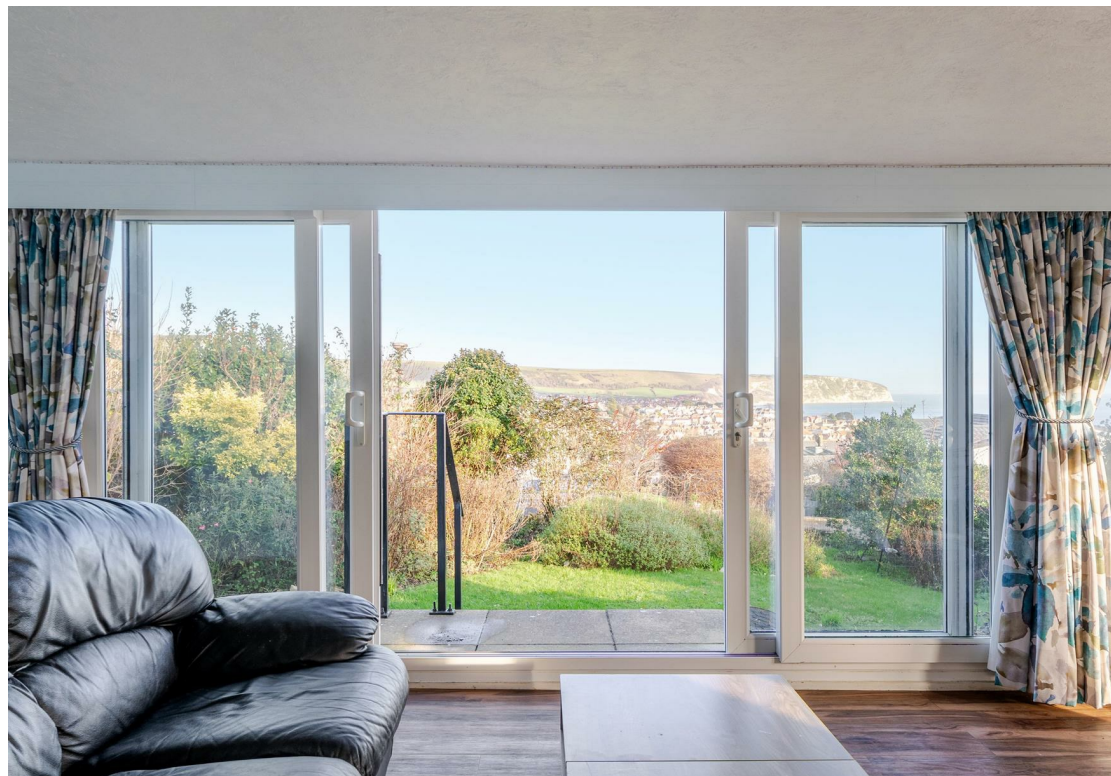


Hoburne Park

Swanage, BH19 2RD

- Residential Park Home
- Three Bedrooms
- Spacious Accommodation
- Lounge with Wonderful Sea and Countryside Views
- Dining Area
- Bath/Shower Room
- Off-Road Parking
- Secluded Gardens
- Peaceful Location
- No Forward Chain





This BEAUTIFULLY POSITIONED RESIDENTIAL PARK HOME with PRIVATE GARDEN and PARKING SPACE is available with NO FORWARD CHAIN. The property was extended to provide VERY SPACIOUS and BRIGHT ACCOMMODATION with THREE BEDROOMS an IMPRESSIVE LIVING/DINING ROOM with LOVELY SEA AND HILL VIEWS.



Paved pathways lead from the parking area to the main entrance door and into the attractive galley kitchen, well arranged with plenty of wall and base units, worktops and storage cupboards. For the baking enthusiast, the kitchen includes a 6 ring 'range' style gas cooker with double oven and grill, filtration hood over and tiled surround; space for under counter fridge and freezers, dishwasher, washing machine and tumble dryers. A combi gas boiler (fitted 2023) provides hot water and heating by way of radiators throughout the park home.



The Dining area is accessed via a small lobby from the kitchen and opens into the Living Room, an exceptionally well proportioned space with triple aspect windows and French doors to the secluded and landscaped front garden. From the lounge there are expansive views to the bay and Purbeck Hills with the opportunity to observe both sunrises and sunsets across the panorama.

Bedroom One opens from the dining area and is a good sized double bedroom with a good range of wall-length fitted mirror wardrobes and space for freestanding furniture. Dual aspect windows allow for maximum light ingress making this a very pleasant and airy bedroom. Bedroom Two is found off a small hallway on the opposite side of the property and is another, if slightly smaller double bedroom with dual aspect windows allowing for plenty of southerly and westerly light, and built-in wardrobes providing storage. The Third Bedroom would make an excellent office or hobbies room, and would accommodate a single bed.

Completing the accommodation is the fully tiled bath/shower room comprising built-in shower cubicle, bath, washbasin, W.C. and extractor fan.

Outside, secluded gardens are surrounded with mature hedging and bushes sit to the sides and front of the Park Home. To one side a paved area, unoverlooked and providing space for a drying line and seating; to the front a raised patio from the French doors descends to a private lawned space with cultivated surround. To the westerly side of the park home, a part landscaped and paved area provides off-road parking for one car.

This peaceful residential Park sits on the southern slopes of Swanage adjacent to the Townsend Nature Reserve about half a mile from the thriving Swanage Town Centre with all amenities, bus links to Poole and Bournemouth, Docotors' surgery and many seaside attractions.

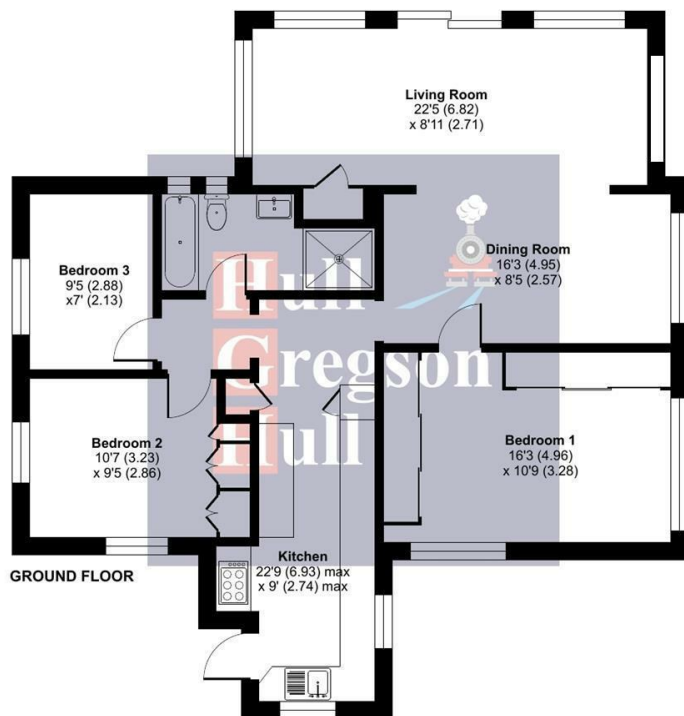
The property, offers a wonderful opportunity to enjoy the peaceful lifestyle this area offers and, although requiring some updating to taste, is offered for sale with no onward chain.



Hoburne Park, Swanage, BH19

Approximate Area = 992 sq ft / 92.1 sq m

For identification only - Not to scale



Living Room 22'4" x 8'10" (6.82m x 2.71m)

Dining Room 16'2" x 8'5" (4.95m x 2.57m)

Kitchen 22'8" x 8'11" (6.93m x 2.74m)

Bedroom One 16'3" x 10'9" (4.96m x 3.28m)

Bedroom Two 10'7" x 9'4" (3.23m x 2.86m)

Bedroom Three/Office 9'5" x 6'11" (2.88m x 2.13m)

Bath/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: Residential Park Home

Property construction: Standard

Tenure: Leasehold. Rolling Lease from 1979 offering security of tenure. There is no ownership age restriction. Lets are not permitted and pets are restricted to two dogs and one cat per residence. Ground rent as of October 2025, is £2850 per annum paid 6 monthly. Pets: you may have no more than 2 dogs, 2 cats, fish can be kept in a pond and birds must be kept indoors in a secure surrounding.

EPC: N/A

Council Tax: Band B

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas 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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hull Gregson & Hull Ltd. REF: 1393315

