



Swanage Bay View

Swanage, BH19 2BD



£25,000



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Swanage, BH19 2BD

- Spectacular and Far-Reaching Views to Swanage Bay and Beyond
- 38' x 12' ABI Ashcroft 2015 model
- 3 Bedrooms - 8 Berth
- French Doors to Large Balcony
- Shower Room and En Suite WC to Bedroom One
- Very Well Appointed Throughout
- Ideal Holiday Getaway or Investment Opportunity
- Parking for up to 2 Cars
- Pets permitted Subject to Site Ts & C's
- Popular Caravan Park Bordering Countryside and Pathways to Jurassic Coast





This DESIREABLE 38' x 12' ABI Ashcroft HOLIDAY CARAVAN is situated in a PEACEFUL and ELEVATED LOCATION and boasts a LARGE BALCONY from which to enjoy OUTSTANDING & SEA & HILL VIEWS. The caravan has a comfortable Living/Dining/Kitchen with French doors to the Balcony, Three Bedrooms, a Family Shower Room and en-suite WC to the main bedroom. It will accommodate up to 8 persons and has space for two cars alongside. Sensitively priced, the caravan has a licence valid until 2031. The Caravan has been very well cared for and will be offered for sale with fixtures and fittings included.

From the walkway to the main balcony, enter into the main living accommodation which is light filled through triple aspect windows.

The first impression from the Lounge are the striking sea and hill views, and stepping through French doors onto the balcony the most enjoyable spot to dine al fresco whilst admiring the vista. An 'L' shaped settee has a pull-out bed beneath,



with complementary furniture and furnishings including a wall mounted, pebble effect electric fire make this a real home from home.

A dining area affords space for table and chairs and adjacent, the kitchen has an attractive range of worktops with wall and base units cupboard providing ample storage. Integral appliances include gas oven with filtration hood over, built in microwave oven, built in fridge/freezer.

Bedroom One has full length windows with a bright, westerly aspect, fitted wardrobes and dressing table. En suite is a WC with washbasin. Bedrooms Two and Three are arranged as a twin rooms, both of which have under-bed storage space and one provides some wardrobe space.

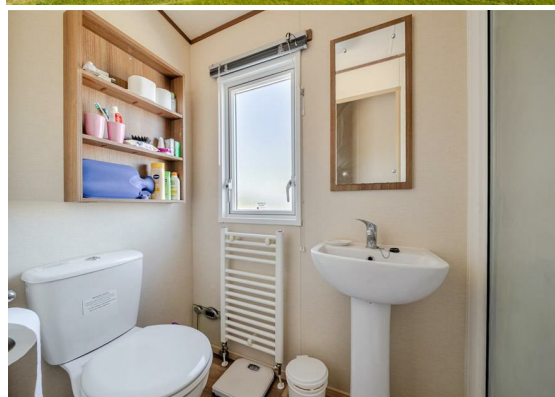
A family Shower Room has a large shower cubicle, wash basin and WC.

Externally, the lodge offers a spacious balcony area perfect for quiet relaxation throughout the day, or after time exploring the town, a day at the beach or walking the Jurassic Coast. There is parking for up to two cars to one side of the caravan.

The caravan can be found on the Swanage Bay View Holiday Park about 15 minutes' walk descending to the town centre. Park facilities include a bar/restaurant, swimming pool, gym and laundrette.

Swanage is a well-loved seaside town on the Isle of Purbeck, sheltered between the hills of Ballard Down and Durlston. It boasts a wealth of local history and interesting attractions including the sandy beach, with summertime Punch & Judy show, sea trips along the Jurassic Coast, Victorian Pier and the scenic Railway line to Corfe Castle. There are many festivals and fetes to enjoy throughout the main season holiday season, and ample restaurants and pubs to visit.

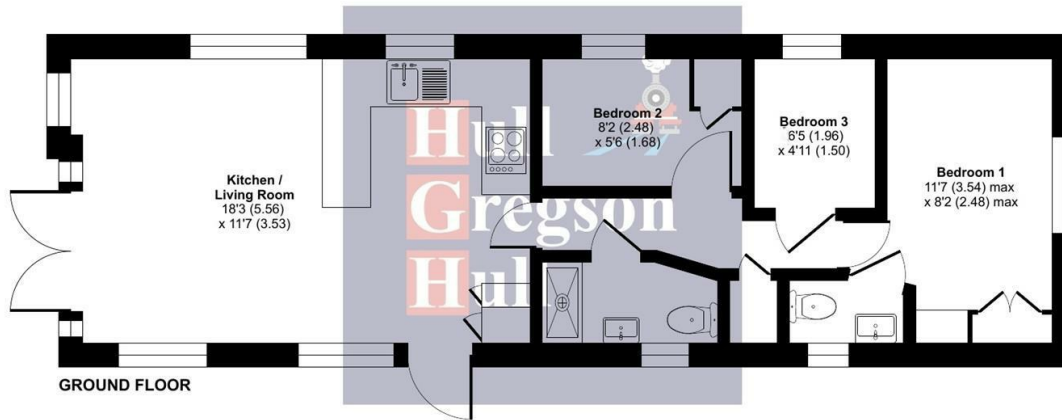
This is the perfect destination for family holidays or for those looking for the option of an income from holiday lettings. It must be seen to appreciate.



Swanage Bay View Panorama Road, Swanage, BH19

Approximate Area = 459 sq ft / 42.6 sq m

For identification only - Not to scale



Living Room/Kitchen/Diner

18'2" x 11'6" (5.56m x 3.53m)

Bedroom One

11'7" x 8'1" (3.54m x 2.48m)

En Suite WC

Bedroom Two

8'1" x 5'6" (2.48m x 1.68m)

Bedroom Three/Dressing Room

6'5" x 5'0" (1.96m x 1.53m)

Shower Room

Parking

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: The vendor advises us that the licence agreement runs until the 15th January 2031. The annual site fees for 2026 are approximately £7602.87 and include water supply and waste disposal. Council rates are approximately £267.98 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

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas central heating with bottled gas supply.

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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