



**OLIVER MILES**

Chartered Surveyors  
Estate Agents

**Popular Caravan Site**

**Swanage**

**£35,995**



**Sunningdale ABI (32'x12') With Spectacular Views.  
Centrally Heated (Calor Gas) and Double Glazed for Optimum Comfort.**

**UOD0185**

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# Popular Caravan Site, Swanage

- Coastal Location with Stunning Views
- 6 Berth – 2 Bedroom (1ES)
- Close to Countryside and Coastal Walks
- Ample Raised Decking
- Parking 1+ Cars
- "Unlimited" Licence

## LOCATION & DESCRIPTION

This 2013 Caravan sits on a quiet, elevated position on the Park and offers Views extending from Corfe Castle, across Nine Barrow and Ballard Down towards Swanage Bay and Bournemouth in the distance.

The van offers smart and bright accommodation, features modern furnishings and sleeps 6 comfortably. With easy care surroundings, including a good sized non-slip composite decked area, this holiday caravan would be ideal as a family getaway or holiday-let opportunity.

The Park is situated about 1 mile from Swanage Town Centre with its safe sandy beach and attractions, and close to countryside and Jurassic Coast walks. Facilities on this popular Caravan Park include swimming pool, clubhouse with restaurant and bar, gym and laundry.

## ACCOMMODATION

(approximate measurements)

Glazed door to:

**Dining/Kitchen/Lounge (E,N & W)** 4.97m x 3.6m  
(16' 3" x 11' 9")

Open plan design but with good space afforded to the lounge area.

### **Lounge:**

Complementary wall/TV unit with inset pebble-effect electric fire and coffee table. L-shaped settee with storage under and pull-out double bed.

### **Kitchen**

Range of cupboards and drawers with marble effect worktops. 4 Ring gas cooker with gas oven and grill and extractor hood over. Integral fridge and freezer and stainless steel sink and drainer with mixer tap

### **Dining**

Table and chairs seating 4.

**Bedroom 1 (S)** 3.6m (max. including wardrobes) x 2.26m (11' 9" x 7' 4")

Double bed with storage space beneath, good-size built in wardrobe and over bed cupboards.

**En Suite:** WC and wash hand basin, cupboard concealing Morco Calor Gas boiler serving radiators and hot water.

**Bedroom 2 (E)** 2.7m x 1.6m (8' 10" x 5' 2")

Twin beds, wall cupboards and shelving.

### **Family Shower Room**

'Double' moulded shower cubicle with mains operated shower and bi-fold doors. Pedestal wash hand basin and WC. Heated ladder towel rail and extractor fan.

## **OUTSIDE**

Steps to large composite decked **Seating/Play Area**. Outside tap. **Parking** for 1+ cars.

## **TENURE**

The Van is held on an "unlimited" licence from 2012 (details on request). We are advised that the current pitch fees are £4,622.39 (2016/17) per annum, payable half yearly in March and September and which includes the water rates. The annual rates payable are approximately £280.00. The site is closed from 16th January until 1st March annually and maybe used for 46 weeks of the year on a continuous basis as a holiday residence only. Lettings (terms and conditions apply) are permitted.

**FOR FURTHER DETAILS OR TO ARRANGE A VIEWING via sole Agents, Oliver Miles,(01929 426655) or [sales@olivermiles.co.uk](mailto:sales@olivermiles.co.uk)**

