



**OLIVER MILES**

Chartered Surveyors  
Estate Agents

**Panorama Road**

**Swanage BH19 2QT**

**Asking Price: £62,500**



**In Perfect Condition "Carnaby Cascade" 6 Berth Static Caravan on Popular Holiday Park with Two En Suite Bedrooms, INCLUDING DECKING and OUTSTANDING VIEWS**

**UOD0144**

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# Panorama Road Swanage BH19 2QT

- ❖ Holiday Home New in 2014
- ❖ 2 Bedrooms Both with En-Suite Showers
- ❖ Laundry/Airing Room
- ❖ Views Isle of Wight to Corfe Castle

- ❖ uPVC Double Glazing & Central Heating
- ❖ Decking Included
- ❖ Parking
- ❖ Fully Furnished and Equipped

## IF YOU ARE CONSIDERING A BRAND NEW HOLIDAY HOME .....

This barely used sturdy and spacious Holiday home is situated in a peaceful, unoverlooked position yet conveniently close to the main facilities on Swanage Bay View Caravan Park. Located about 1 mile from Swanage town centre and beach, and is also near to countryside walks and pathways leading to the Jurassic Coastline. The caravan, new in 2014 is offered fully equipped, electrical and white goods included and with contemporary furnishings, blinds and curtains, has been customised to make use of all available space and includes a useful laundry/airing room. Extra insulation has been fitted to the underside of the caravan and it benefits from uPVC double glazing, Calor Gas supplied central heating. The two double bedrooms have good sized en-suite shower rooms with wc. From the bedrooms, the lounge and the dual-level decked areas there are fine views over the town to the sea and, the Purbeck Hills. On site facilities include swimming pool, clubhouse with restaurant and bar, laundry and gym.

### ACCOMMODATION

(approximate measurements)  
Glazed double doors to:

**KITCHEN/DINING AREA/LOUNGE (N&S)** 6.06m max x 3.6m (19' 10" ax x 11' 9" )

#### Kitchen

Fully fitted comprising range of ample storage cupboards, drawers and worktops. Stainless steel sink and drainer with mixer tap, Integrated 4 burner gas hob with combined oven and grill and extractor canopy. Fridge Freezer with storage cupboard. Velux window and vinyl flooring to kitchen and dining area.

#### Dining Area

Dining table and 4 chairs.

#### Lounge

Carpeted and with complementary furniture including built in TV unit with inset living coal effect electric fire, cupboards and sideboard, coffee table, recliner settee and chair. Sky satellite box (excludes TV). Sky family pack subscription paid to 1st May 2016

### **LAUNDRY/AIRING ROOM**

Housing AEG washer/drier and Metropolis DGT Calor gas fired boiler serving radiators and hot water. Mains supplied sink with cupboard under.

### **BEDROOM 1 (N)** 2.73m x 2.3m (8' 11" x 7' 6")

Double bedroom with fitted carpet. Built in wardrobe with bi-folding doors, double bed with storage over and under, matching bedside cabinets and separate cupboard. TV aerial point.

### **EN-SUITE**

Comprising good size shower cubicle with bi-fold doors and mains operated shower, modern wash hand basin within vanity unit, cabinet, WC and extractor fan.

### **BEDROOM 2 (N)** 2.40m x 2.3m

Double bedroom with fitted carpet, built in wardrobe and shelving unit, two single beds and bedside cabinet.

### **EN-SUITE**

As Bedroom 1.

### **OUTSIDE**

Steps to WPC composite **Decked Patio** area with modern glass windbreak surround offering **Panoramic Views** to sea and countryside. Patio table, sun shade and four chairs, two sunbeds and storage bench. Gate to lower level **Sun Deck** with wooden decking. TV aerial, Sky dish, outside tap, gas cylinder cover, easily maintained **Garden** surround and **Parking Space**.

### **TENURE**

The Van, new in 2014 is held on an "unlimited" licence (details on request) We are advised that the current pitch fees are £4,472 (2015/16) per annum, payable half yearly in March and September and include the water rates. The annual rates payable are approximately £270.00. 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. Site fees paid to 1st March 2016.

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

