



OLIVER MILES

Chartered Surveyors
Estate Agents

Panorama Road

Swanage BH19 2QT

Asking Price: £29,950



"Cosalt Resort Super" Caravan Perfectly Pitched and with Stunning Views

UOD0130

7 Institute Road, Swanage, Dorset, BH19 1BT
Tel: 01929 426655 **Web:** www.olivermiles.co.uk

Panorama Road Swanage BH19 2QT

2 Bedrooms (One En-Suite) -- Lounge/Dining Room -- Kitchen -- Shower Room -- Ample Decking -- Patio/Barbecue Area
Sun Deck -- Parking 2 Cars

LOCATION AND DESCRIPTION

This 35' x 12' caravan is superbly situated on Swanage Bay View Caravan Park about 1 mile from Swanage Town Centre and Beach and backs onto the countryside and paths which lead to the Jurassic Coastline. With expansive outlook on 3 levels, the vista arcs from Corfe Castle in the West, along the Purbeck Hills and Ballard Down, across Swanage Bay as far as Southampton and the Isle of Wight. New in 2003, the current owners have added broad verandah and decking on 3 sides with additional secluded sun deck and private drying area to benefit from the panoramic views. The caravan benefits from calor gas supplied central heating and uPVC double glazing throughout and sleeps 6 comfortably. The facilities at this well maintained and popular park include heated indoor swimming pool, clubhouse, restaurant, bar and gym. The caravan licence is valid until mid January 2019 and is available to be inspected in our office.

ACCOMMODATION

(All measurements approximate)

Front Door to:

LOUNGE/DINER (W N E) 3.8m x 3.6m (12' 5" x 11' 9")

Bay window with views to Swanage Bay and Ballard Down. Electric "wood burner" effect fire within surround. 'L' Shaped Settee, complementary dining table and padded seating incorporating storage. Wall units and matching occasional furniture.

KITCHEN (E) 2.56m x 2.42m max (8' 4" x 7' 11"max) (Irregular shape)

Range of worktops cupboards and wall units. 4 Ring Calor Gas fired oven with grill and filtration hood over. Poly carbonate sink with mixer taps. Fridge and microwave.

HALL

to Rear Door. Cupboard housing Fagor Calor Gas Fired Boiler serving radiators and hot water. Storage cupboard.

BEDROOM 1 (S) 3.6m (incl fitted wardrobe) x 2.75m (11' 9" (incl fitted wardrobe) x 9')

Double bed with under storage. Complementary wardrobe, dressing table and bedside units.

EN-SUITE

Wc and wash hand basin.

BEDROOM 2 (E) 2.45m x 1.75m (8' x 5' 8")

Twin divan beds wall cupboard and wardrobe.

SHOWER ROOM (W)

Step in shower with moulded surround and mains operated shower. Low level WC and wash hand basin. Extractor fan.

OUTSIDE

Wide wooden **Decked Verandah** on three sides with fenced surround to paved **Patio/Barbecue** area. Easily maintained **Rockery** with steps to fenced and private **Sun Deck**, both levels having sympathetically installed **Lighting** for evening use. Further steps to third secluded level and gravelled drying area backing onto scrubland with **Panoramic Views**. **Car Parking** for 2 Cars, outside **Water Supply** and various **Storage Chests**.

TENURE

The Caravan is held on a licence of 15 years from 2003. Pitch fees are £3,429.50 per annum (2015/16) and are payable half-yearly (March and September), these fees include water rates. Council rates are approximately £270.00 per annum. The site is closed from 16th January until 1st March each year and may be used for 46 weeks of the year on a continuous basis by the owners as a holiday residence. Holiday lettings are permitted. We are advised that the caravan can only be used for Holiday Home purposes and no post may be delivered.

VIEWING

By appointment only through Agents, OLIVER MILES (01929 426655) or sales@olivermiles.co.uk

