



OLIVER MILES

Chartered Surveyors
Estate Agents

Panorama Road

Swanage BH19 2QT

Asking Price: £27,500



2005 "Willerby Aspen" 6 Berth Caravan on Popular and Tranquil Holiday Park offering Spacious Accommodation and Stunning Views over Swanage Bay, Purbeck Hills and Beyond.

UOD0126

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

Panorama Road Swanage BH19 2QT

- ❖ 2 Bedrooms (1 en-suite)
- ❖ Shower Room/WC
- ❖ Double Glazing and Central Heating
- ❖ Extra Seating/Viewing Area

- ❖ Lounge/Kitchen/Diner
- ❖ Ample Decked Balcony
- ❖ Parking 2+ Cars

LOCATION

This roomy and modern 37' x 12' caravan, "Five Seasons" is situated on an elevated position and away from the main lanes serving the Park yet within easy walking distance to the main Park amenities. The caravan sits on a large sheltered pitch with balcony and seating areas which provide a private and attractive haven. It offers expansive views towards the Dorset/Hants coast, Swanage Bay and the Purbeck Hills. This caravan sleeps 6 comfortably. The open-plan lounge/kitchen/dining room and master bedroom are light and spacious with co-ordinating furniture and furnishings and offer ample storage space. The caravan benefits from Calor Gas supplied central heating and wood effect double glazing throughout and is offered fully furnished and equipped. The caravan licence, valid until January 2021, may be inspected in our office.

Swanage Bay Caravan Park is located about 1 mile from Swanage Town Centre and Beach and backs onto the countryside and paths which lead to the Jurassic Coastline. Facilities on site include heated indoor swimming pool, clubhouse, restaurant, bar and gym.

DESCRIPTION

Steps to Balcony and Verandah

LOUNGE/KITCHEN/DINING AREA (W, E & N)
6.2m x 3.6m max (20' 4" x 11' 9" max)

Lounge

'L' shaped sofa with pull out double bed under, matching easy chairs (one swivel) Fitted and free-standing complementary furniture. Flame effect electric fire within mantel surround. Ceiling Fan. Sea and hill views.

BEDROOM 1 (S)

3.0m (excluding wardrobe) x 2.5m, (9' 10" (excluding wardrobe) x 8' 2") Double bed with storage under. Triple mirrored wardrobe housing tv point and power supply. Bedside tables and matching over bed cupboard.

EN-SUITE

Wash hand basin and wc.

BEDROOM 2 (E)

2.6m x 1.7m (8' 6" x 5' 6") Twin divan beds with cupboards over, bedside table and wardrobe.

SHOWER ROOM (W)

Wide step in shower unit with mains operated shower and full length shower screen. Pedestal hand basin and wc.

OUTSIDE

Raised wooden **Balcony & Verandah** on two sides with ample seating area and views to Swanage Bay and hills. Various items of wooden patio furniture. Steps to additional elevated **Viewing** and **Seating** area with ornate circular table, benches and seat. **Garden surround** laid to shingle with rockery embankment. **Water Butts** and under caravan **Storage Cupboards. Parking** for 2+ cars

TENURE

The Van is held on a licence of 15 years from 2005. 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.

VIEWING

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



I have read these details and confirm that they represent a fair and accurate description of the property.

Signed Date