

OLIVER MILES

Chartered Surveyors - Estate Agents

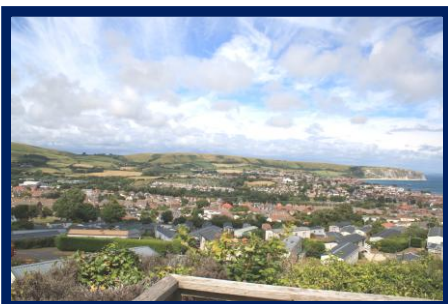
Popular Caravan Park

£18,500



"Pemberton Elite" 28 x 12 Caravan with UNSURPASSED AND PANORAMIC VIEWS over Swanage Bay, Purbeck Hills and Beyond.

Property Ref: UOD0213



7 Institute Road, Swanage, Dorset, BH19 1BT

Email: sales@olivermiles.co.uk

Tel: 01929 426655

Web: www.olivermiles.co.uk



Panorama Road Swanage BH19 2QT

- Lovely Sea and Hill Views
- 2 Bedroom Holiday Caravan (6 Berth)
- Calor Gas Central Heating and uPVC Double Glazing
- Parking for 2 Cars
- Balcony/Seating Area
- Private Garden

LOCATION & DESCRIPTION

Located about 1 mile from Swanage Town Centre, Beaches and main facilities, and close to the paths leading to the Jurassic Coast this well presented static caravan is situated in a position that offers dramatic and panoramic views from Povington Hill to the West, Corfe Castle and across the Purbeck Hills to the Dorset and South Hants coastline and the Isle of Wight. The caravan sits on a sheltered pitch with a garden balcony surround making the most of the stupendous views. It has been used exclusively by the owners as a holiday caravan and sleeps 6 people comfortably. The caravan benefits from Calor Gas supplied central heating and uPVC double glazing throughout and has the use of 2 parking spaces. It is offered fully furnished.

The facilities on the Park include heated indoor swimming pool, clubhouse, restaurant, bar and gym.

ACCOMMODATION

(Approximate measurements)

Steps to:

HALLWAY

Cupboard housing boiler fuelled by Calor Gas and serving heating radiators and hot water.

LIVING AREA (W,N & E) 3.84m max x 3.63m (12' 7" max x 11' 10")

Lounge/Diner with superb views across town to Swanage Bay and Hills and offering spacious and bright accommodation. Fitted furniture comprising corner sofa with pull out double bed and storage under. Gas fire within corner tv unit surround and complementary wall display units, drawers and cupboard. Dining Table, bench seating and matching stool. Glazed door to balcony.

KITCHEN (W) 2.7m max x 1.93m (8' 10" max x 6' 3") Range of cupboards, drawers and worktop with inset composite sink and drainer with mixer tap over. Four burner gas cooker with electric oven. Space for 3/4 fridge-freezer.

BEDROOM 1 (E) 2.36m excl wardrobe x 2.3m (7' 8" excl wardrobe x 7' 6") Double bed with storage space under. Wall-length four door wardrobe with drawers, over bed storage cupboards, bedside cupboards and inset mirror.

BEDROOM 2 (E) 2.37m X 1.62m (7' 9" x 5' 3")

Twin beds with over bed storage, single wardrobe with drawers.

FAMILY SHOWER ROOM (W)

Moulded shower cubicle with mains operated shower, wash hand basin with mirrored cabinet over and wc.

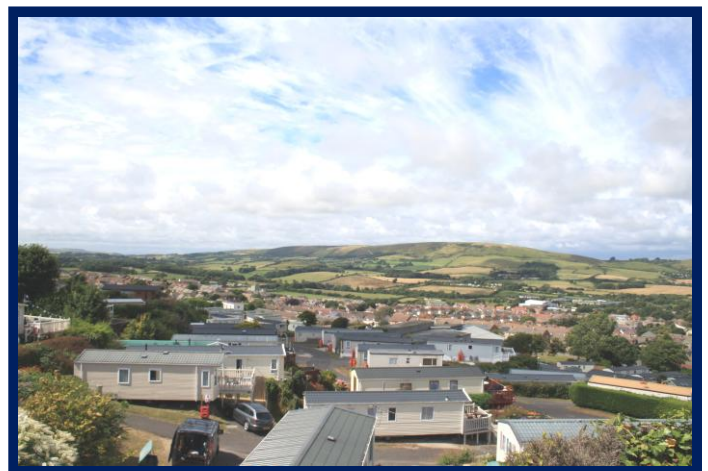
OUTSIDE

Pathway from 2 **Parking** spaces to private **Garden** and **Drying** area. Gated entrance to Caravan and steps to wooden **Balcony/Verandah**. Storage Box.

TENURE

The Van is held on a licence of 15 years from 2002 (to January 2018). Pitch fees are £3,536.54 per annum (2016/17) and are payable half-yearly (March and September), these fees include water rates. Council rates are approximately £270 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 - conditions may apply.

Please call **Oliver Miles Estate Agents 01929 426655** or e-mail sales@olivermiles.co.uk for further details.



You are advised to check the availability of this property before travelling any distance to view. The Agent had not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

