



OLIVER MILES

Chartered Surveyors
Estate Agents

Panorama Road

Swanage BH19 2QT

£112,500



**Willerby New Hampshire Lodge (2007) - 40' x 16' Lodge in Immaculate Condition
with Off Road Parking, Decking and Panoramic Views**

UOD0086

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

170 Swanage Bay View Panorama Road Swanage BH19 2QT

3 Bedrooms (Sleeps 8) -- Unlimited licence -- Fully furnished -- Immaculate condition -- Decking
Off road parking for several vehicles

LOCATION

This superior and spacious 3 bedroom (8 berth) Lodge is situated on Swanage Bay View Caravan Park which is located about 1 mile from Swanage town centre and beach. The lodge is immaculate throughout and is offered fully furnished with fittings, curtains, blinds and TVs. It benefits from Calor Gas central heating and uPVC double glazing. From the raised decked balcony and walkway there are panoramic views over the town to Swanage Bay, Ballard Down, Corfe Castle, Isle of Wight and Dorset/Hampshire coastline. On site facilities include heated indoor swimming pool, clubhouse, restaurant, bar and gym. This lodge has an unlimited licence.

DESCRIPTION

Steps to raised balcony and fully glazed main double door into:

LOUNGE/KITCHEN DINER (W,N,E)

6.22m x 4.7m overall (20' 5" x 15' 6")

Lounge has fitted carpet, inset living coal effect electric and flat-screen TV. Full length windows offering fine views towards Swanage Bay and double patio doors to walkway. Breakfast bar separating lounge and kitchen area. 2 x three seater settees, vaulted ceiling, downlighting and integrated audio system.

Kitchen - fully fitted, stylish kitchen comprising range of soft close storage cupboards, drawers and worktops, an "American" style fridge freezer, a seven burner range cooker with two ovens, a grill with extractor hood. The sink is 1½ stainless steel with drainer. There is also a washer/dryer and microwave cooker (included). Vinyl flooring.

HALLWAY

Cupboard housing boiler which serves radiators and HW (gas certificate TBC).

BEDROOM 1 (S)

3.28m x 2.78m in to doorway (10' 9" x 9' 2") Fitted carpet. Complimentary triple sliding built in mirrored wardrobe, dressing table and mirror, bedside tables, lamps, wall mounted TV, Velux windows.

EN-SUITE

Wash hand basin, WC and walk-in shower, heated ladder towel-rail, under sink storage.

BEDROOM 2 (N)

2.56m x 1.83m (8' 5" x 6' 1") Fitted carpet. Matching twin beds with bedside table, wardrobe and mirrored unit with drawers.

BEDROOM 3 (S)

As bedroom 2.

SHOWER ROOM

Wash hand basin, WC and walk-in shower, heated ladder towel-rail, under sink storage.

OUTSIDE

Large raised decked seating area overlooking grass area and with panoramic views. Rockery/shrub surround and BBQ area. There is ample storage (inc. three large storage boxes). Parking for several vehicles.

TENURE

We are advised that the current pitch fees are £4,472 per annum, payable half yearly in March and September. The annual rates payable are approximately £270.00. The site is closed from 16th January until 1st March annually and may be used for 46 weeks of the year on a continuous basis as a holiday residence only.

VIEWING

By appointment only through Agents, OLIVER MILES (01929 426655)

