



8 HOBURNE PARK, SWANAGE
£220,000

Well positioned detached Park Home situated on a private and exclusive development of similar properties on the edge of the town adjoining Townsend Nature Reserve and about three quarters of a mile from the centre of Swanage. It has been extended and has the considerable advantage of a sun lounge and gardens with decking and patio commanding superb panoramic views over Swanage Bay and the Purbeck Hills.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

The spacious living/dining room is dual aspect and has views across Swanage Bay to the Purbeck Hills. This room leads to the South facing conservatory which has sliding doors leading to a tiered patio and is also accessed from Bedroom 1. The kitchen is at the front of the property and is fitted with a range of units with space and plumbing for automatic washing machine, tumble dryer and fridge freezer.

There are two bedrooms. Bedroom 1 is South facing and has a dressing area with fitted wardrobes and storage and access to the conservatory. Bedroom 2 is at the front of the property. A shower room completes the accommodation.

The front garden is mostly laid to lawn with flower borders, paved pathway to a side garden, which is also lawned with flower borders, raised timber decking area to enjoy the panoramic views of Swanage Bay. The garden at the rear is shingled and tiered with Purbeck stone steps.

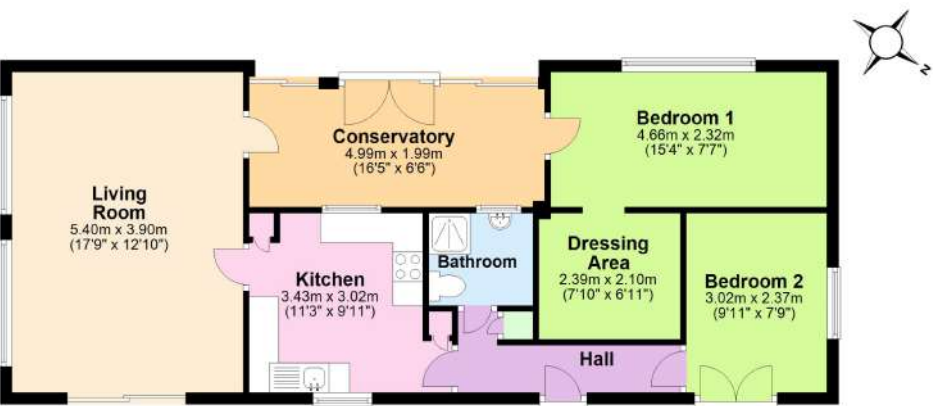
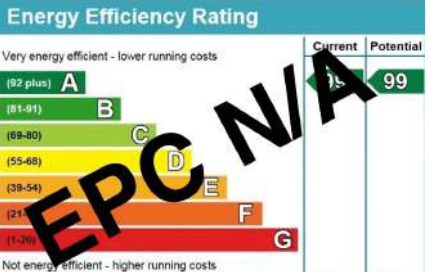
Tenure: We understand from the owners that the Park Home is currently held on a Mobile Homes Act Agreement. The ground rent and maintenance charge is approximately £2,642 per annum (payable in two half yearly instalments), which includes site maintenance, water and sewerage charges. The Mobile Homes Act 2013 gives security of tenure subject to anyone purchasing this property as a permanent home. Interested applicants are advised to consult their legal advisor before submitting an offer.

Viewing is highly recommended, strictly by appointment only through Sole Agents **Corbens, 01929 422284**. Postcode **BH19 2RD**.

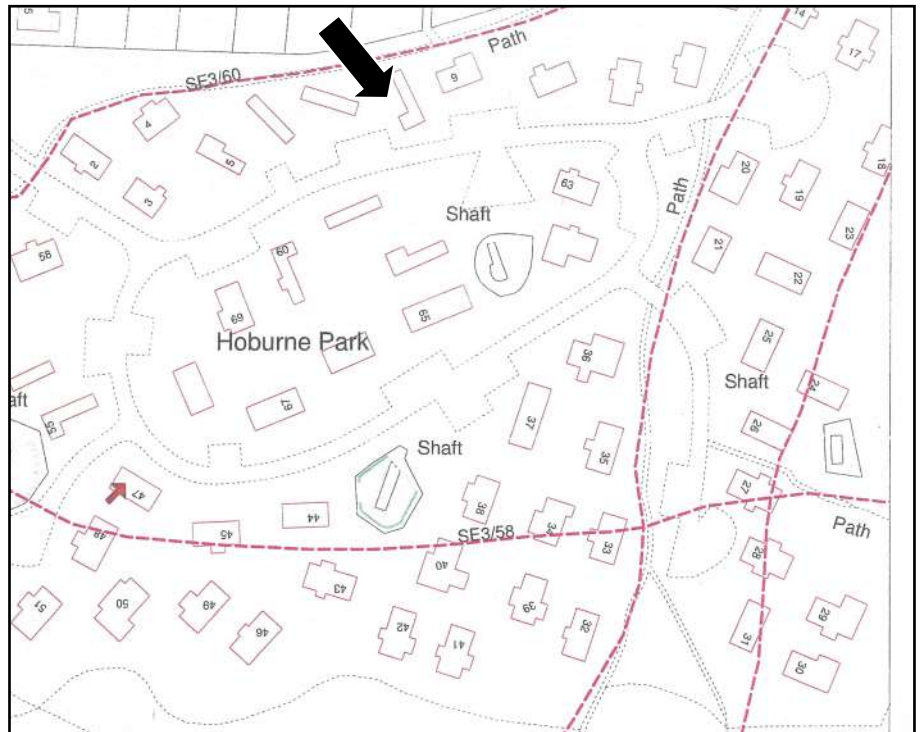
All mains services connected.

Council Tax Band A

Property Ref: HOB1645



Total Approximate Floor Area 72.7m² (783 sq ft)



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has 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 of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.



8 HOBURNE PARK, SWANAGE
£245,000

Well positioned detached Park Home situated on a private and exclusive development of similar properties on the edge of the town adjoining Townsend Nature Reserve and about three quarters of a mile from the centre of Swanage. It has been extended and has the considerable advantage of a sun lounge and gardens with decking and patio commanding superb panoramic views over Swanage Bay and the Purbeck Hills.

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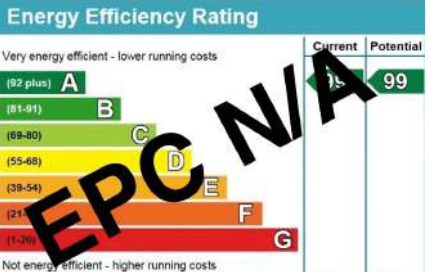
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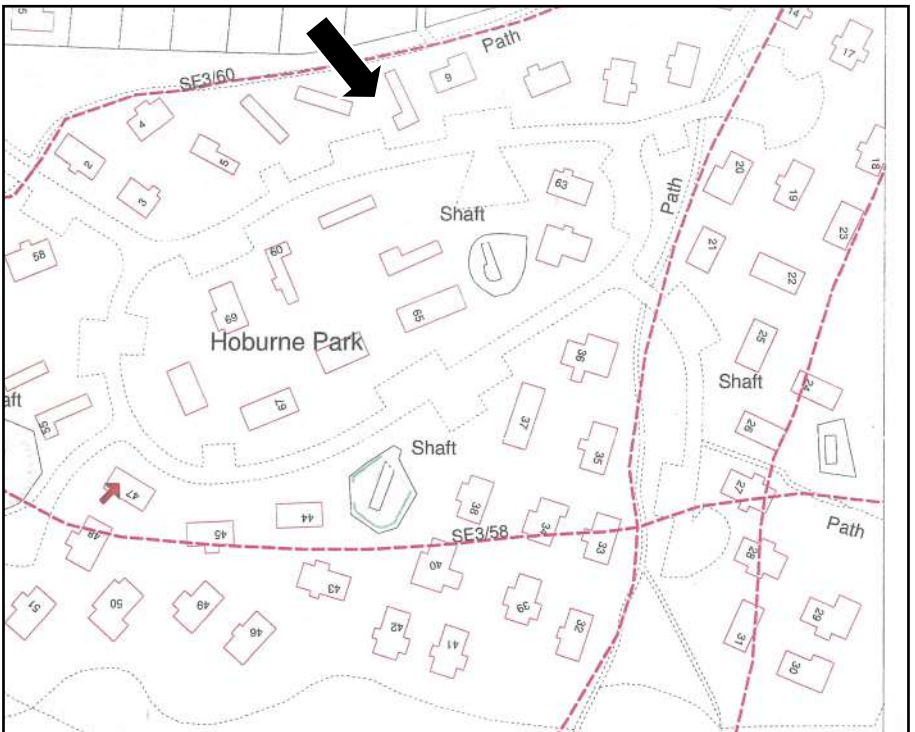
All mains services connected.

Council Tax Band A

Property Ref: HOB1645



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