



**29 HOBURNE PARK, SWANAGE**  
**£305,000 PARK HOME LICENCE**

This well presented Park Home is situated on a private and exclusive development of similar dwellings approximately three quarters of a mile from the town centre and adjoining Townsend Nature Reserve at the rear. Amongst the fine features are the panoramic views over the town to the Bay. It is located on an excellent site and has a good sized garden screened by mature shrubs at the rear, which is tiered with a paved terrace and raised lawn section.

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.

**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 £2,348 per annum (payable in two half yearly instalments), which includes site maintenance. Water and sewerage March - September 2023 £239. 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.



The lobby entrance to this Park Home leads to the good sized kitchen, which is fitted with a range of light units, contrasting worktops and has plumbing for a washing machine and dishwasher. The spacious L-shaped living/dining room has dual aspect and is particularly light. Beyond, the conservatory enjoys good views over the town to Swanage Bay and the Purbeck Hills and gives access to the garden.

There are three bedrooms. Bedrooms 1 and 2 are both double bedrooms and have fitted wardrobes. Bedroom 3 is a single with a large en-suite shower room. The family bathroom completes the accommodation.

The generously sized gardens surround the property, mostly lawned with shrub borders, paved terraces and screened by mature shrubs at the rear. There is an allocated parking space nearby.

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

All mains services connected.

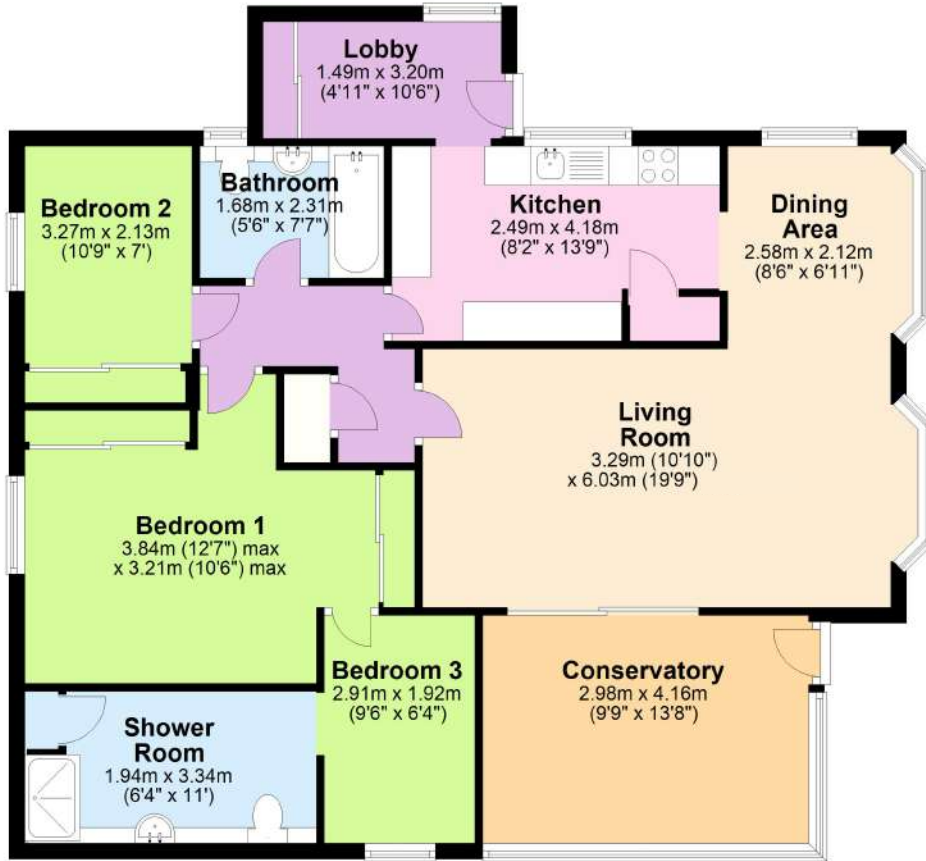
Property Ref: HOB1867

Council Tax Band B

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
107-91 <b>A</b>	95-89
81-65 <b>B</b>	69-63
55-49 <b>C</b>	39-48
29-54 <b>D</b>	13-18
10-28 <b>E</b>	
1-10 <b>F</b>	
0-10 <b>G</b>	
Not energy efficient - higher running costs	

**EPC N/A**

**Ground Floor**



Total Approximate Floor Area 102m<sup>2</sup> (1099 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.

