



34 HOBURNE PARK, SWANAGE
£235,000 PARK HOME LICENCE

This 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.

Whilst in need of updating, 34 Hoburne Park has a large dual aspect living room with some views to 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.

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 entrance hall of this Park Home leads to the kitchen which is fitted with a range of light units, contrasting worktops and has space and plumbing for a cooker and washing machine. The spacious living room is dual aspect and particularly light enjoying some views to Swanage Bay and the Purbeck Hills. Beyond, the dining room faces East. The triple aspect conservatory has sliding doors to the entrance hall and separate access to the front.

There are two bedrooms. Bedroom 1 is a double and has large fitted wardrobes. Bedroom 2 is a single and faces South. The shower room 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.

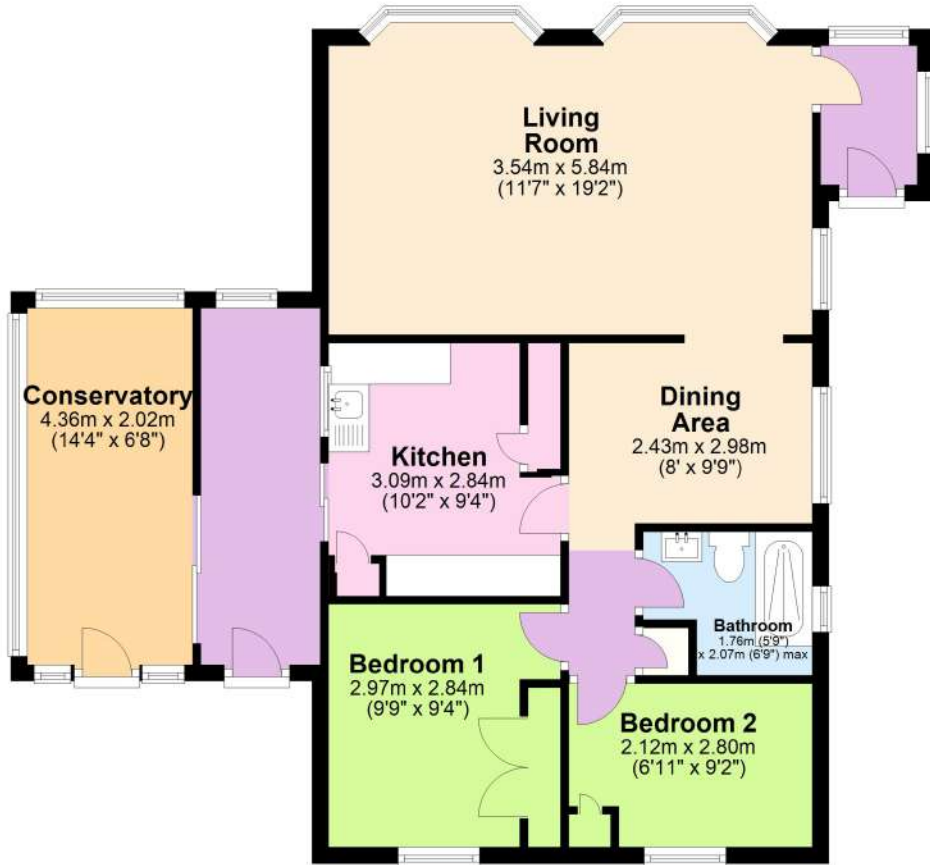
Property Ref: HOB1872

Council Tax Band B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	95	99
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

EPC N/A

Ground Floor



Total Approximate Floor Area 77m² (828 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.

