



**49 HOBURNE PARK, SWANAGE**  
**£265,000 PARK HOME LICENCE**

This immaculately 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. It has been refurbished by the current owners including maintenance of chassis/underfloor insulation, rewiring, replacement boiler, replacement floor coverings throughout, double glazed units and doors. Amongst the fine features are the panoramic views over the town to the Bay, the excellent location on the site and a most attractive private gated garden, screened with new fencing and with mature shrubs and trees at the rear creating a secluded private garden.

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 £2,497.00 per annum (payable in two half yearly instalments), which includes site maintenance. Water and sewerage April - September 2023 £239.00. 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.



Whilst the utility room is the main entrance the property, the owners prefer to use the living room patio doors to enter on a day to day basis. The generously sized L-shaped living/dining room has triple aspects to enjoy the spectacular views over the town to Swanage Bay and the Purbeck Hills. Leading off, the good sized kitchen is fitted with a range of light units, contrasting worktops and the separate utility room has plumbing for a washing machine and dishwasher and a separate access to the garden.

Bedroom 1 is a good sized double and has a range of fitted wardrobes and door leading to the garden. Bedroom 2 is a small double and has fitted wardrobes. The shower room is fitted with a white suite and completes the accommodation.

The generously sized gardens surround the property, with the Townsend Nature Reserve at the rear. It is mostly lawned with shrub borders to the front, and there is a paved terrace and raised shrub borders 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**.

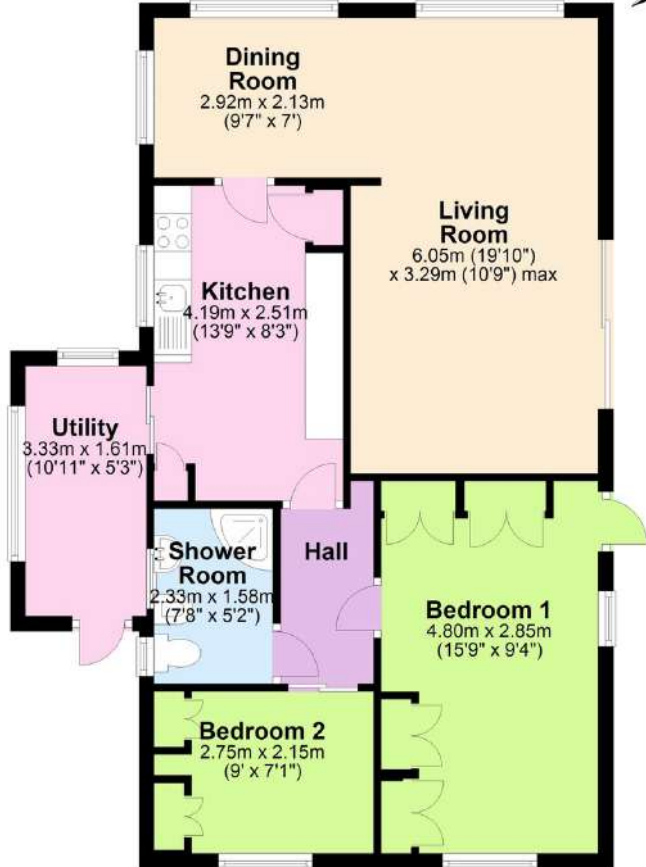
All mains services connected.

Property Ref: HOB1957

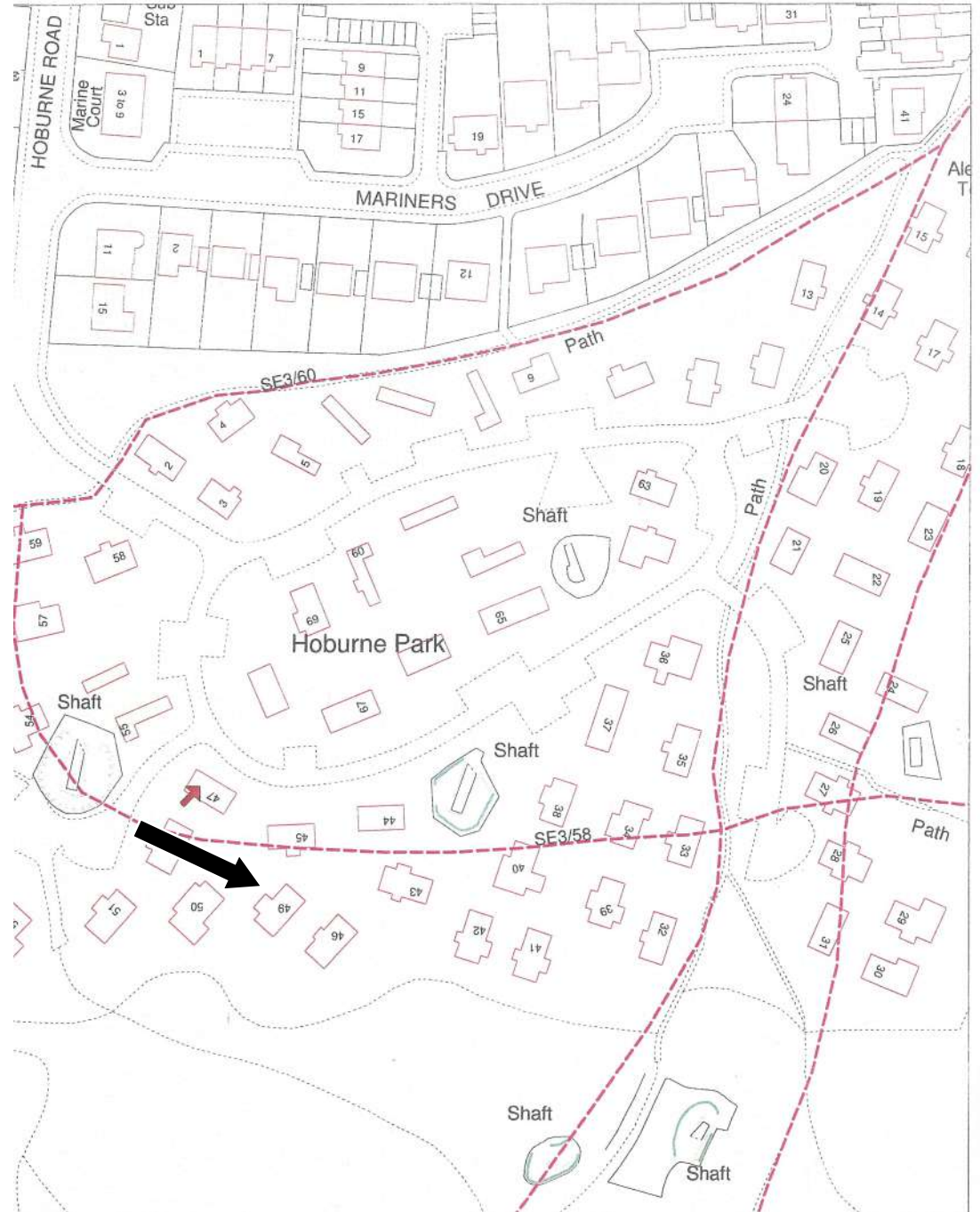
Council Tax Band B

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

**EPC N/A**



Total Approximate Floor Area 70.2m<sup>2</sup> (755.6 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.

