



52 HOBURNE PARK, SWANAGE
£260,000 Leasehold

This well proportioned 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 some updating, 52 Hoburne Park commands fine views over the town to Swanage Bay and Ballard Down in the distance. It is located in an elevated position and has a private garden and raised timber deck which enjoys the view.

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: Leasehold. 99 years from 1980. 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 2024 approximately £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 porch and utility leads to the good sized kitchen, which is fitted with a range of light wood effect units, contrasting worktops and has an integrated gas hob, electric oven and dishwasher. The spacious L-shaped living/dining room has a triple aspect with good views over the town to Swanage Bay and Ballard Down. Sliding doors open to raised timber deck and gives access to the garden.

There are two good sized double bedrooms. Bedroom one has several fitted cupboards and the benefit of an en-suite shower room. Bedroom two is South facing and has fitted wardrobes. The shower room with corner shower cubicle completes the accommodation.

The good sized garden surrounds the property. It is mostly paved with mature shrubs and a raised timber terrace. There is an allocated parking space nearby.

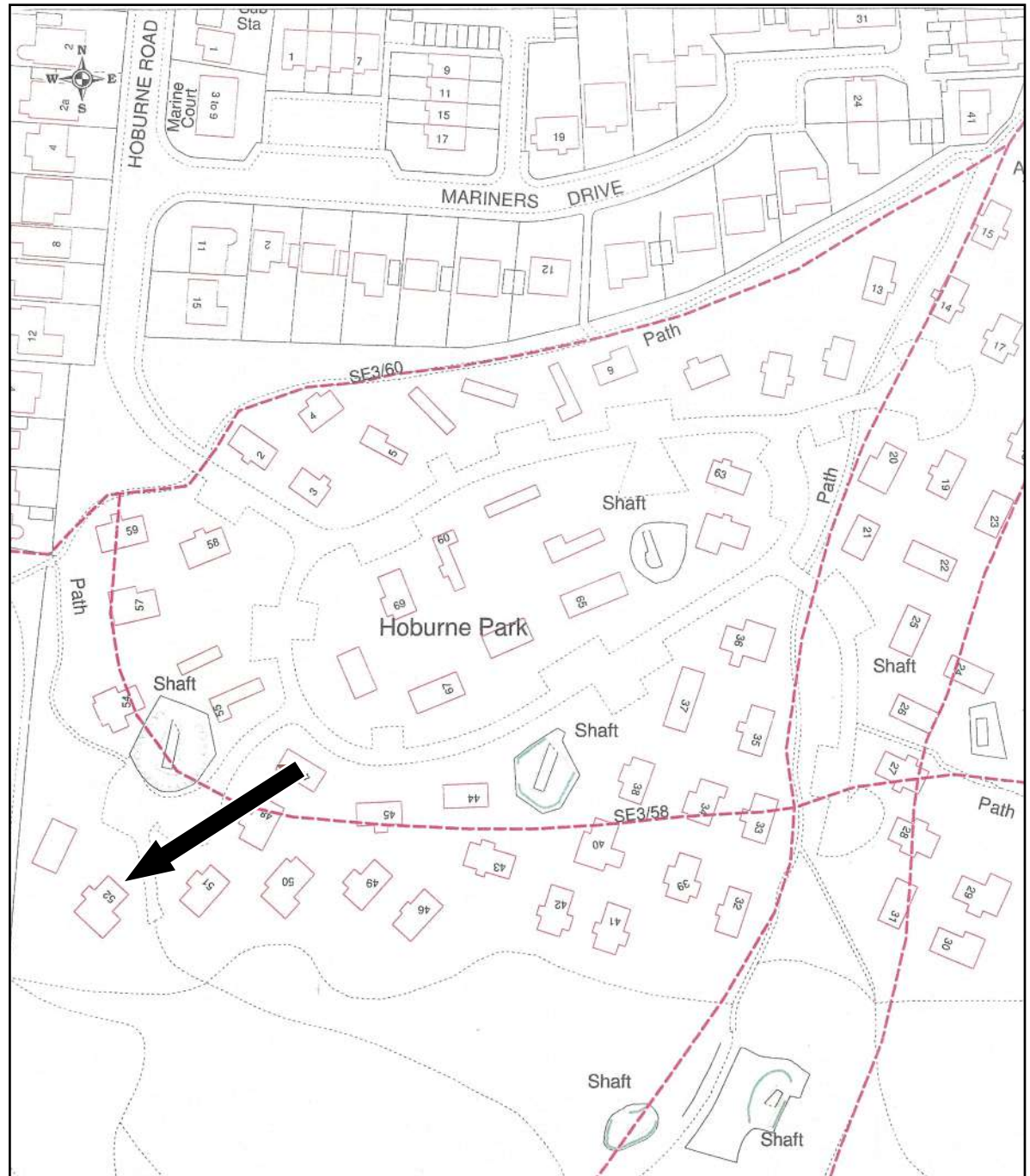
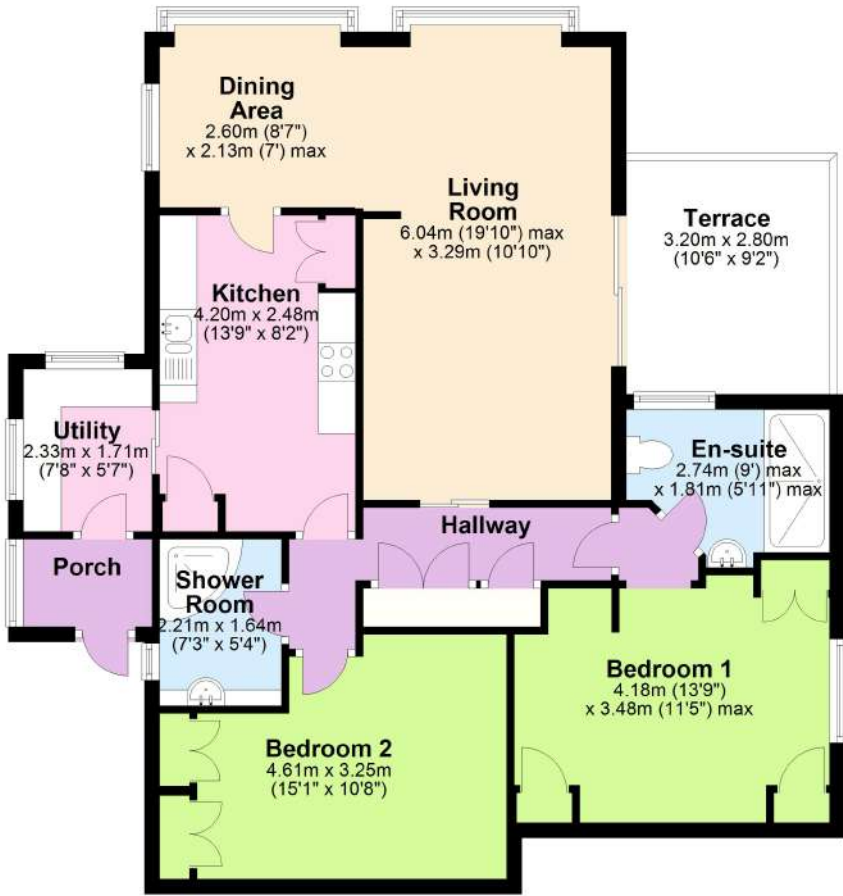
Viewing is highly recommended, strictly by appointment only through Sole Agents **Corbens, 01929 422284**. Postcode **BH19 2RD**.

All mains services connected.

Property Ref HOB2002

Council Tax Band B - £1,990.20 for 2024/2025

Ground Floor



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

EPC N/A

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.

