



33 HOBURNE PARK, SWANAGE
£235,000 Park Home Agreement

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.

33 Hoburne Park commands fine views over the town to Swanage Bay and Ballard Down in the distance. It requires some updating but has the considerable advantage of a large paved terrace to the front enjoying the view and a dedicated parking space.

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 currently £2,551.98 per annum, which includes 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.



The spacious L-shaped living/dining room is decorated in a neutral decor to enhance the spatial feeling and is particularly light with dual aspects to enjoy the panoramic views over the town to Swanage Bay and the Purbeck Hills. The kitchen is fitted with a range of units with space for electric cooker and plumbing for automatic washing machine and has a door to the utility room and garden.

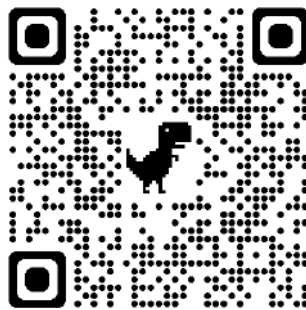
There are two double bedrooms, both with fitted wardrobes. Bedroom one is dual aspect facing South and East and Bedroom two faces South. The shower room completes the accommodation.

Outside, attractive gardens surround the property. There is a large paved terrace to the front which enjoys views across the town to Swanage Bay & Ballard Down in the distance and lawned areas and shrubs to the side and rear. There is an allocated parking space nearby.

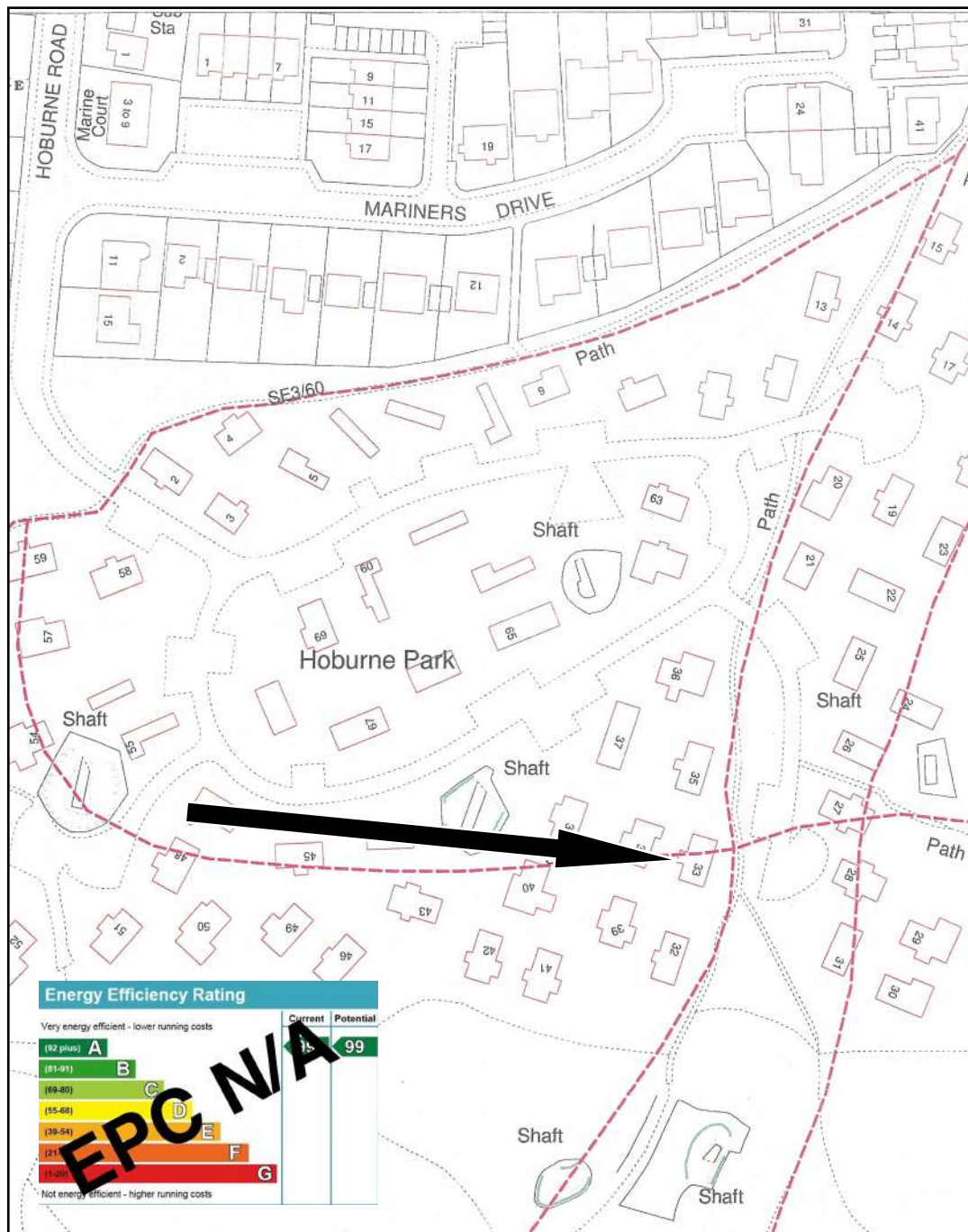
Viewing is highly recommended, strictly by appointment only through Sole Agents **Corbens**, 01929 422284. Postcode **BH19 2RD**.

Property Ref HOB2211

Council Tax Band B - £2,091.79 for 2025/2026



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