



## Hythe Road

Dymchurch Romney Marsh TN29 0JX

**Asking Price £159,995 Freehold**





\*\*\* Price Reduction: Now £159,995 including 2024 & 2025 Pitch Fees \*\*\*

A well appointed three bedroom luxury holiday lodge on the ever-popular New Beach Holiday Park in Dymchurch, with on-site facilities including a convenience store, heated swimming pool and entertainment venue. Enjoying rural views to the rear and within a short walk of the beach, this really is an ideal holiday location.

New Beach Holiday Park is located a stone's throw from the ever popular Dymchurch beach, near Hythe in the Garden Of England, Kent. We are 10 minutes from the M20 motorway and overlooking miles of rolling countryside to the rear. Locally we are blessed with multiple cycle routes, dog walking trails and outstanding fishing, both coarse and sea. Dungeness boasts some of THE best cod fishing in the country, and you can see it from the Beach opposite the park! Attractions nearby for the kids include Dymchurch amusements and fairground, the Romney Hythe & Dymchurch miniature railway and Port Lympne Zoo, which can be seen on the side of the hill from the rear of the park. On New Beach itself, there is always plenty to do, with a fully functional show bar and entertainment package for both adults and kids, huge play area, climbing wall, large heated indoor swimming pool and activity centre. The Neptune Pub next door provides a quieter, more intimate setting for a nice meal or quiet drink.

Specification  
 Type Luxury Lodge  
 Condition New  
 Year 2023  
 Width 20 ft  
 Length 40 ft  
 Bedrooms 3

\*\*\*\*\* 40 Year License \*\*\*\*\*

The Delta Lakeside is a Special Edition Park Holidays UK Lodge.

This Lodge has quickly become established as one of the most popular lodges available on the market, without a price tag that will break the bank.

An amazing design, tonnes of space, bright colour scheme and a warm feel are just a couple of reasons why the Delta Lakeside has proved popular with Park Holidays UK customers. This lodge is 100% winter ready, with double glazing and central heating throughout, sliding doors from the

lounge, providing direct access onto the decking, plus a lovely master bathroom! This lodge will sleep 6 adults, meaning you can show your new lodge off to friends and family and then have them stay over.


Holiday Home Ownership at New Beach Holiday Park:

- 11.5 month season for Owners; 1st March to 14th February – Millions invested since 2018
- Directly opposite the beach
- Wide promenade for walkers and cyclists to Hythe, Dymchurch and St. Mary's Bay
- Fully stocked bar, restaurant and entertainment venue - including arcade and outdoor seating areas
- Large, heated indoor swimming pool with Owner-only swim sessions
- Neptune Public House and Carvery – ideal for a quiet drink or intimate meal
- Outdoor Play area
- Far reaching rural views
- Owners Events, themed weekends, special nights and regular and varied entertainments
- Park Warden
- On-park shop



**Local Authority  
Council Tax Band  
EPC Rating**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <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>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**Mapps Estates Sales Office**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.