



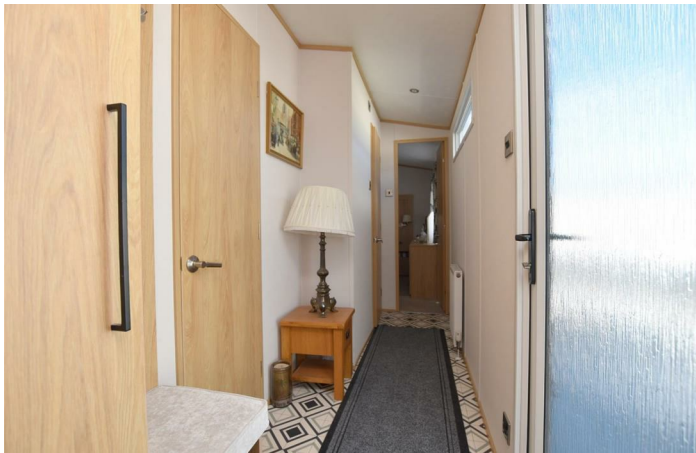
## Marley Farm Holiday Park

Dymchurch Road New Romney TN28 8UE

- Luxury Holiday Lodge
  - Two Bedrooms
- Open Plan Living Space
- Bespoke Wraparound Terrace
- Multi-Facility Holiday Park
  - Two Shower Rooms
- Modern Kitchen With Integrated Appliances
  - Off-Road Parking

**Asking Price £85,000 Freehold**





Mapps Estates are delighted to bring to the market this well-presented two bedroom luxury holiday lodge on the Marley Farm Holiday Park located just outside the Cinque Port town of New Romney. There are many on-site facilities including a convenience store, swimming pool, entertainment venue, a bar and restaurant, adventure playground and an amusement arcade. The lodge itself is approximately three years old and in excellent order, comprising a spacious open plan living area with a modern fitted kitchen/diner with integrated appliances, a lounge opening onto a decked terrace, a master bedroom with en suite shower room, a second bedroom and an additional shower room. Some furniture is also included in the sale. The property also boasts a wraparound terrace and parking space for two cars. An early viewing of this well-appointed holiday home comes highly recommended.

Located on a popular holiday park on the outskirts of the historic Cinque Port town of New Romney and within level walking distance of the town centre, offering a selection of independent shops and restaurants together with a Sainsbury's store, doctors' surgeries and dentists. Primary and secondary schooling are located close by, with Littlestone championship golf course and beach also only a short drive away; the popular Romney, Hythe & Dymchurch light railway also has a station in the town. The ever-expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with high-speed rail services from Ashford International railway station with services to London St. Pancras in under 40 minutes. Access to the M20 Motorway is via Ashford or Hythe, the motorway also giving easy access to the Channel Tunnel Terminal and Port of Dover.

**Entrance Hall**

With UPVC frosted double glazed entrance door, side aspect UPVC double glazed window, fitted cloaks cupboard, seat to side with shoe rack under and coat hanging space over, tile effect vinyl flooring, recessed downlighters, radiator.

**Open Plan Living Space 19'3 x 12'8 comprising:**

**Kitchen/Diner**

With dual aspect UPVC double glazed windows, modern fitted kitchen with a range of dark blue store cupboards and drawers, square edged worktops with upstands over, inset one and a half bowl resin sink/drainers with mixer tap over, fitted gas cooker with splashback and extractor canopy over, integrated appliances including a washer/dryer, slimline dishwasher and fridge/freezer, fitted high level microwave, wine rack, dining table and chairs with pendant lighting over, recessed downlighters, radiator, tile effect vinyl flooring, opening through to lounge area.

### Lounge

With front aspect UPVC double glazed windows and French doors opening to front terrace, side aspect UPVC double glazed window, fitted TV cabinet unit with shelving and store cabinets, recessed downlighters, radiator.

### Bedroom 12'8 x 10'8 (max points)

With side aspect UPVC double glazed window, matching range of fitted bedroom furniture comprising fitted wardrobes, drawers, dressing table, headboard and bedside cabinets with wall lights over, recessed downlighters, radiator, door to en suite shower room.

### En Suite Shower Room

With UPVC frosted double glazed window, shower cubicle with sliding screen, wash hand basin with mixer tap and splashback over and drawers under, wall-mounted mirrored cabinet, WC, cupboard housing wall-mounted Vaillant gas-fired combination boiler, tile effect vinyl flooring, extractor fan, recessed downlighters, chrome effect heated towel rail.

### Bedroom 8'8 x 7'1

With side aspect UPVC double glazed window, matching range of fitted bedroom furniture comprising a double wardrobe/drawer unit, dressing table and bedside cabinet, recessed downlighters, radiator.

### Shower Room

With skylight, shower cubicle with sliding screen, wash

hand basin with mixer tap and splashback over and drawers under, fitted mirror and shelf, WC, tile effect vinyl flooring, extractor fan, recessed downlighters, chrome effect heated towel rail.

### Outside:

The property enjoys a bespoke wraparound terrace with balustrades, laid to composite decking offering side and front terraces; there is also outdoor lighting. A gate leads to steps down to the private parking area with space for two cars.

### Site Fees & Service Charge:

We have been advised by our client as follows:


Site Fees: £6,925.00 per annum.

Please note: the holiday lodges can only be occupied for a maximum of fifty weeks a year.



**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band Exempt**  
**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.