



Dymchurch Road

New Romney TN28 8UE

- Luxury Holiday Lodge
 - Two Bedrooms
- Additional Shower Room
- Modern Kitchen With Integrated Appliances
- Multi-Facility Holiday Park
- En Suite Bathroom & Dressing Room
- Spacious Open Plan Living
- Bespoke Wraparound Terrace

Asking Price £79,950 Freehold





Mapps Estates are delighted to bring to the market this well-presented two bedroom luxury holiday lodge on the Marlie 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 (a 2011 model) is in excellent order throughout, 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 dressing room and en suite bathroom, a second twin bedroom and an additional shower room. Some furniture may also be included in the sale subject to separate negotiation. In addition, the property enjoys a wraparound terrace. 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.

Open Plan Living Space 20'8 x 15'8

Comprising a modern fitted kitchen with integrated appliances, a dining area and a living room area with French doors opening to a wraparound terrace.

Kitchen

With side aspect UPVC double glazed window, rolltop work surfaces with matching upstands and tiled splashbacks, inset four ring gas hob with splashback and extractor canopy over, inset stainless steel sink/drainer with mixer tap over, range of dark blue store cupboards and drawers, fitted electric oven with matching microwave oven over, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, herringbone style wood effect vinyl flooring, open to dining and living room areas.

Dining Area

With side aspect UPVC double glazed window and entrance door, built-in cloaks cupboards, recessed shelving unit with downlighter over, heating thermostat, door to inner hallway, herringbone-style wood effect vinyl flooring.

Living Room Area

With two side aspect UPVC double glazed windows, front aspect UPVC double glazed window and French doors to decked terrace, fitted carpet, fitted shelving unit, two radiators.

Inner Hallway 9'11 x 2'7

With built-in cupboard housing wall-mounted Alpha combination boiler, radiator, doors to shower room and bedrooms.

Bedroom 9'2 x 7'8

With side aspect UPVC double glazed window, radiator, door to Dressing Room area with fitted wardrobes and shelving, door to en suite bathroom.

En Suite Bathroom

With UPVC frosted double glazed window. panelled bath with mixer tap and wall-mounted shower attachment and shower screen over, pedestal wash hand basin with mixer tap over, WC, part-tiled walls, extractor fan, radiator, herringbone style wood effect vinyl flooring.

Bedroom 10'3(max) x 7'8

With side aspect UPVC double glazed window, recessed fitted triple wardrobe, radiator.

Shower Room

With UPVC frosted double glazed window, shower cubicle, pedestal wash hand basin with mixer tap over, WC, extractor fan, radiator, herringbone style wood effect vinyl flooring.

Outside:

The lodge enjoys a wraparound decked terrace with matching balustrade, with outdoor power points, lighting and both steps and a ramp down to ground level. There is a storage shed set onto a paved area; the vendors advise that permission has been granted by the park to extend this area to form a larger patio. The property also owns the strip of lawn to the side.

Site Fees & Service Charge:

We have been advised by our client as follows:
Site Fees: TBC.

Please note: the holiday lodges can only be occupied for a maximum of fifty weeks a year, the site being closed for two weeks in February for maintenance.



**Local Authority
Council Tax Band
EPC Rating**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.