



Hythe Road

Dymchurch Romney Marsh TN29 0JX

- Brand New Holiday Home
 - Open Plan Living
- Modern Kitchen & Shower Room
 - UPVC Double Glazing
 - On Site Amenities
- Two Bedrooms
- Fully Furnished
- Central Heating
- Popular Holiday Location
- Close To Beach

Asking Price £45,000 Leasehold





A well appointed two bedroom holiday home 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.

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

Whether you enjoy your peace and quiet, or want the bells and whistles, New Beach Holiday Park is THE place to be! You have the best of both worlds right on your doorstep. It is little wonder why New Beach Holiday Park is known as THE premier park in all of South Kent.

Specification
 Type Static Caravan
 Condition New
 Year 2022
 Width 12 ft
 Length 32 ft
 Bedrooms 2

The brand new Atlas Fanfare is ready and waiting for you! If you do like to be beside the seaside, our New Beach Holiday Park fits the bill!

If you love getting all the family together under one roof, then the Atlas Fanfare really is for you. With its large, open plan lounge area there is room for everyone – even a plush sofa bed to sleep and extra 2 people. The spacious fully-equipped kitchen is perfect for those family meal times. This model has a modern master bedroom finished in suitable grand style with a subtle yet handsome colour palette.

You will also find a superb second bedroom. This comprises of two twin beds and built in furniture, all finished to the highest standard. The shower room has a bright and spacious feel.

What are you waiting for? This beautiful model won't be around for long, so phone today to book your appointment.

Open Plan Living Area 18'7 x 11'9

With Living Room Area having fitted carpet, front and side aspect UPVC double glazed windows, fitted corner sofa bed with integral storage, fitted shelf unit for TV, radiator, Dining Area with side aspect UPVC double glazed window, radiator, fitted dining table and two bench seats, cupboard housing gas-fired boiler and store cabinet to side with shelf over, wood effect vinyl flooring, modern fitted kitchen with rolltop worksurfaces, inset stainless steel sink/drainage with mixer tap over, fitted store cupboards and drawers, four ring gas hob with splashback and extractor canopy over and electric oven under, fridge/freezer with fitted microwave over, side aspect UPVC double glazed window, door to inner hallway accessing bedrooms and shower room.

Main Bedroom 11'9 x 8'5 (max)

With rear aspect UPVC double glazed window, double bed with fitted bedside shelves, fitted double wardrobe housing consumer unit, fitted dressing table with mirror over, radiator.

Bedroom 8' x 5'9

With side aspect UPVC double glazed window, twin single beds, fitted wardrobe, radiator.

Shower Room 7'5 x 3'5

With UPVC frosted double glazed window, shower cubicle with sliding screen, pedestal wash hand basin with mixer tap and mirror over, WC, wood effect vinyl flooring, radiator.

Pitch Fees:

On enquiry - please call for details.


Lease:

This particular model has a 20-year license/leasehold.



**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.