



## **Dymchurch Road**

**New Romney TN28 8UE**

- Well Presented Park Home
  - Three Bedrooms
  - Kitchen/Diner
  - Separate Cloakroom
  - UPVC Double Glazing
- Multi Facility Holiday Park
  - Living Room
  - Shower Room
- Calor Gas Central Heating System
- Furniture Included As Seen

**Asking Price £38,950 Freehold**





Mapps Estates are delighted to bring to the market this well-presented three bedroom holiday park home 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 is a 'Winchester' model measuring 38' x 13' and is presented in very good order throughout. The accommodation comprises a spacious living room, a modern fitted kitchen/diner, three bedrooms, a shower room and a separate cloakroom. The property is sold as seen including the existing furniture. An early viewing of this lovely 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**

With steps up to the UPVC double glazed front door opening to kitchen/diner.

#### **Kitchen/Diner 12'3 x 10'3 (max points)**

Comprising a fitted kitchen with a matching range of wood effect store cupboards, shelving and drawers, square edged worktops, inset stainless steel one and a half bowl sink/drainers with mixer tap over, UPVC double glazed window, Belling gas cooker, microwave oven, integrated fridge/freezer, dining area with lighting over, dining table and six dining chairs, UPVC double glazed window, internal windows and door to living room, door to inner hallway, tile effect vinyl flooring, fitted doormat, radiator.

### **Living Room 13'9 (max) x 12'3**

With UPVC double glazed windows and French doors, fitted wood effect units and matching coffee table and TV stand, electric fire, two sofa beds and an armchair, radiator.

### **Inner Hallway**

With doors to bedrooms, shower room and cloakroom, radiator.

### **Bedroom 8'8 x 6'8**

With UPVC double glazed window, double bed, fitted wood effect bedroom furniture, radiator.

### **Bedroom 8'1 x 5'8**

With UPVC double glazed window, fitted wood effect bedroom furniture, radiator.

### **Bedroom 7'3 (max) x 5'5**

With UPVC double glazed window, fitted wood effect bedroom furniture, radiator.

### **Shower Room**

With UPVC frosted double glazed window, shower cubicle with sliding screen, WC with concealed cistern, cupboard housing wall-mounted Worcester combination boiler, wash hand basin with mixer tap, mirror and wall light over, fitted

wood effect storage unit, extractor fan, tile effect vinyl flooring, radiator.

### **Cloakroom**

With UPVC frosted double glazed window, WC, corner pedestal wash hand basin with mixer tap over, fitted shelf unit and mirror, tile effect vinyl flooring, radiator.

### **Outside:**

The property enjoys a paved patio area to one side.

### **Site Fees & Service Charge:**

We have been advised by our client as follows:

Site Fees: TBC. Site fees have been paid up until early 2026. The current licence for the pitch expires in 2042.

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 |
| Very energy efficient - lower running costs |                                                                                                                  |           |
| (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>                             |                                                                                                                  |           |
| Not energy efficient - higher running costs |                                                                                                                  |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.