



**K139, Camber Sands Holiday Park New Lydd Road, Rye, TN31 7RT
£48,000**



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Tucked away from all the caravans, in a lovely peaceful part of the park but very close to all the facilities. With a large green in front, facing the wind turbines in the distance. The chalet is about a 5 minute walk to the park entrance, which is directly opposite the award winning beach.

Chalet K139 is a welcoming 2 bedroom detached chalet situated within Camber Sands Holiday Park with opportunity to use the chalet 12 months of the year. The chalet has been fully refurbished inside by the current owners and now presents a fabulous opportunity to let out as a holiday chalet. The property is currently rented successfully throughout the year. The Chalet is located in a quiet location while benefiting from all the park amenities which are within a 2 minute walk. The chalet looks over a large open communal lawn area ideal for sitting outside. Nearby is the famous Camber Sands beach only a short walk away. The Park offers a range of activities, entertainment and facilities including cycle hire, four heated indoor pools with flume, Show Bar, The Boathouse Bar and Restaurant and wet outdoor play area & dog park.

Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

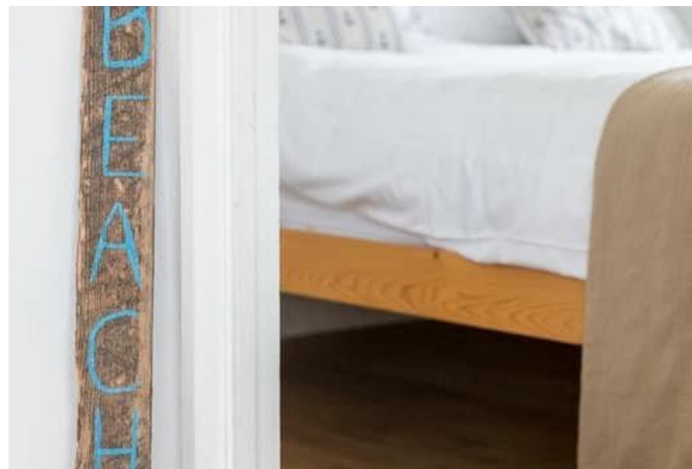
Description

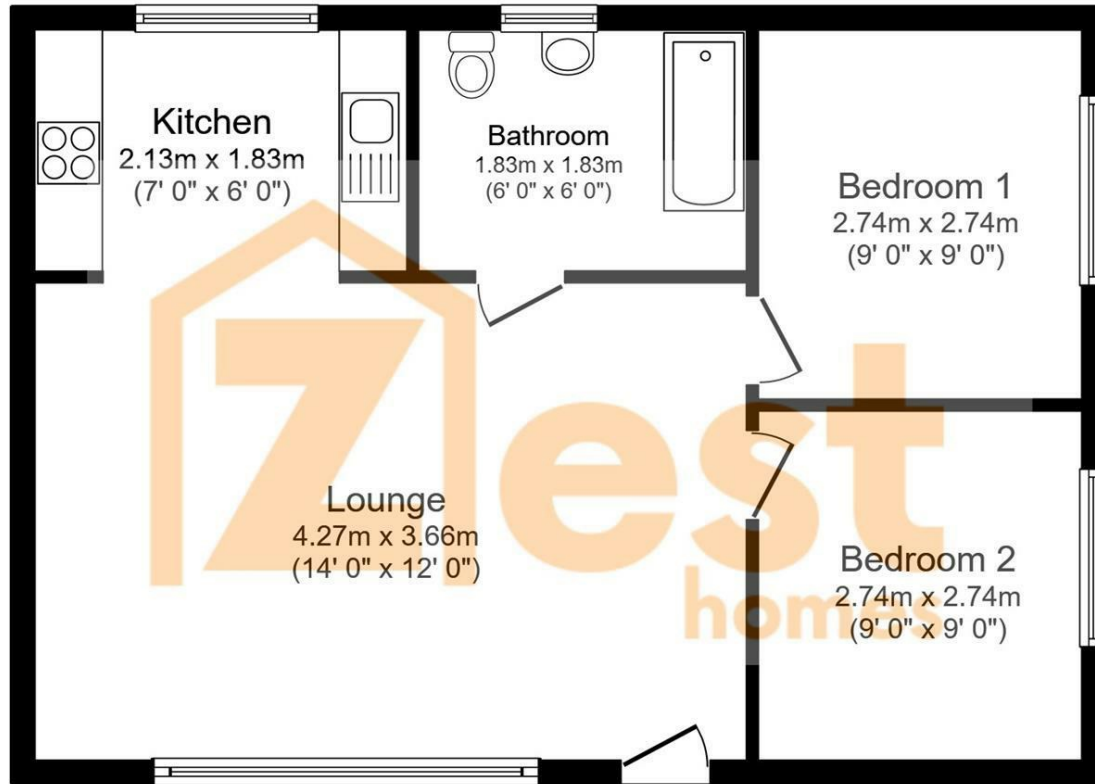
Services: Private Mains Water, Private Drainage,
Mains Electricity,
Ground Rent Costs 2023: £5,132.26 per annum
Water Charge 2023: £212.62
Council Tax: Band A
Tenure: Leasehold, 40 year lease
Local Authority: Rother District Council.
Viewing: Strictly by appointment only.

Situation

Situation: Chalet K139 is situated within the Parkdean Resorts, Camber Sands Holiday Park with easy access of the beach at Camber. Camber village has a number of cafes, two general stores, a post office and two public houses/restaurants, whilst approximately 4 miles away is the ancient Cinque Ports town of Rye, with its pretty cobbled streets and period buildings that offer shops, recreational and cultural facilities. The historic Old Town of Hastings is 16 miles away with its seafront and promenade, whilst inland are the market towns of Tenterden with its tree lined high street and Ashford with its large McArthur Glen designer outlet retail park. Leisure activities in the area include a local thriving tennis, sailing, and links golf clubs as well as opportunities for riding, kite surfing on the nearby Camber Sands Beach and walking in the surrounding countryside

Travel and Transport: Rye train station, approximately 3.5 miles distant, offers direct links to Hastings and Brighton as well as the high-speed service from Ashford to London St. Pancras (with Rye to London St. Pancras 1hr 8 minutes), and link to the Eurostar trains from Ashford International. The M20 can be joined at Ashford via the A259 and A2070 with connections to the M25, Eurotunnel and Dover Ferry Port.





Floor Plan

Total floor area 60.2 sq.m. (648 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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