



641 MAPLE PARK, CAMBER SANDS HOLIDAY PARK  
CAMBER, EAST SUSSEX, TN31 7RT

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# 641 MAPLE PARK, CAMBER, TN31 7RT

**GUIDE PRICE: £95,000**

A well positioned spacious holiday lodge comprising a 2012, Willerby, Boston 40 x 20, three bedroom park lodge holiday home with an abundance of natural light, comprehensively fitted, and situated close to the sea within the Camber Sands Holiday Park.

- Large Open Plan Living Room / Dining Room
- Fully Fitted Kitchen
- Master Bedroom with Ensuite Shower /WC
- 2 x Twin Bedrooms
- Shower Room/WC
- Gas Central Heating
- Double Glazed
- Decked South and West Facing Terrace
- Communal Gardens
- Communal Off Street Car Parking
- Quiet Location
- 5 Minutes Walk of Camber Sands Beach

641 Maple Park is a 2012 Willerby, Boston 40 x 20, three bedroom park lodge holiday home with an abundance of natural light, comprehensively fitted, and situated close to the sea within the Camber Sands Holiday Park.

The property is accessed via four steps leading up on to a raised decked wrap around terrace, and the front door, which opens into an open plan Kitchen dining / living room. The kitchen is comprehensively fitted with a lime oak style units with laminate worktops, stainless steel sink and drainer, integrated slim line dishwasher, built in microwave, double electric oven, gas hob with extractor hood above, integrated under counter fridge and freezer and integrated washing machine. Adjacent to this is the living area with triple aspect windows including sliding patio doors out on to the raised decked terrace and benefiting from a wall mounted electric fireplace. An inner hallway leads off from the living area providing access to a master double bedroom with ensuite walk in wardrobe leading through to an ensuite shower room /WC. A further two twin bedrooms are also accessed from the inner hallway along with a family shower room /WC.

Externally the park lodge benefits from a decked south west facing terrace with space for table and chairs.

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.







**Situation:** 641 Maple Park 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 links to the Eurostar trains. The M20 can be joined at Ashford via the A259 and A2070 with connections to the M25, Eurotunnel and Dover Ferry Port.



**General Information:**

**Services:** Park Supplied Water and Drainage, Private LPG Gas, Mains Electricity,

**Pitch Fee Costs 2024:** £6,466.78 per annum

**Water Charge 2024:** £212.78 per annum

**Non Domestic Rates 2024:** £255.01

**Tenure:** License to Occupy till 31.12.43

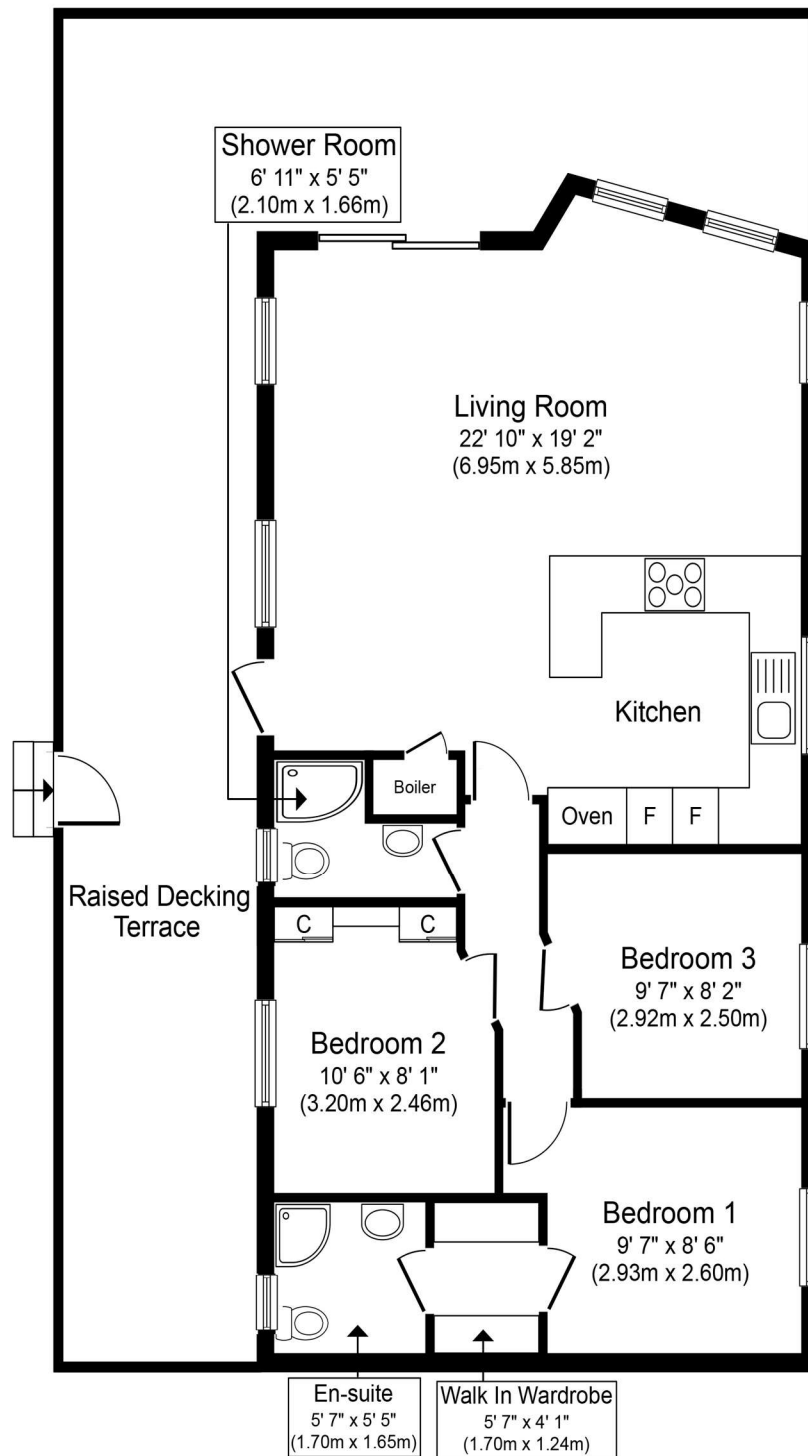
**Mobile Coverage:** 4G with Vodafone and O2, 3G with 3Mobile, EE, Virgin Mobile.

**Local Authority:** Rother District Council.

**Viewing:** Strictly by appointment with agents – Anderson Hacking Ltd

**Directions** From Rye head out on A259 sign posted Dover. Proceed for 1 mile then turn right onto Camber Road. Proceed for further 3 miles into Camber, continue along New Lydd Road through Camber and the entrance to Camber Sands Holiday Park is on the left hand side at the end of the village.





**Approximate Floor Area**  
**770 sq. ft.**  
**(71.6 sq. m.)**

**Agents Notes:**

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the whole or part of the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Particulars Dated: April 2024  
 Photographs Dated: April 2024

**ANDERSON HACKING**

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