



New Beach Holiday Park

Hythe Road Dymchurch TN29 0JX

- Atlas 'Lookout' 2020 Model
- Open Plan Living Space
 - Fitted Kitchen
- Fitted Bedroom Furniture
- 2026 Pitch Fees Included
- Two Bedrooms
- Veranda
- Shower Room
- Central Heating & UPVC Windows
- Superfast Internet Package Available

Asking Price £57,995 Freehold





The Atlas 'Lookout' 2020: a well-appointed luxury two bedroom holiday home with veranda, located 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.

Open Plan Living Space 19'10 (max) x 12'8

With UPVC frosted double glazed front door, lounge/diner area with two UPVC double glazed windows, corner sofa and dining set, fitted shelf unit, wall-mounted log effect electric fire, wood effect vinyl flooring, recessed downlighters, radiator, opening through to kitchen, large UPVC double window and sliding door opening to veranda.

Veranda 12'2 x 4'8

With pitched roof and light over, UPVC balustrade and handrail, wood effect flooring.

Kitchen

With UPVC double glazed window and skylight window over, rolltop work surfaces with matching upstands and concealed downlighters over, inset one and a half bowl sink/drainer with mixer tap over, four ring gas hob with splashback and extractor over and gas oven and grill under, high level fitted microwave, dishwasher and fridge/freezer, range of wood effect store cupboards and drawers, breakfast bar and wine rack, recessed downlighters, opening through to inner hallway.

Inner Hallway

With wood effect vinyl flooring, doors to bedrooms and shower room, store cupboard with concealed gas-fired boiler, radiator.

Bedroom 12'7 x 8'7

With UPVC double glazed window, double bed with bedside cabinets and wall-mounted reading lights, wall-mounted store cupboards over, fitted double wardrobe with drawers under, fitted dressing table with mirror over, recessed downlighters, radiator, door to en suite WC.

En Suite WC

With UPVC frosted double glazed window, wash hand basin with splashback and mixer tap over and store cabinet under, shaver point and mirrored cabinet over, WC, recessed downlighter, extractor fan, vinyl flooring, heated towel rail.

Bedroom 11'1 x 6'1

With UPVC double glazed window, two single beds with wall-mounted reading lights over, fitted wardrobe and wall-mounted store cupboard, recessed downlighter, radiator.

Shower Room

With UPVC frosted double glazed window, shower cubicle with frosted screen, wash hand basin with splashback and mixer tap over and store cabinet under, shaver point and mirrored cabinet over, WC, extractor fan, vinyl flooring, chrome effect heated towel rail, recessed downlighter and frosted skylight,

Specification

Type Static Caravan
Condition Pre-Owned
Year 2020
Width 13 ft
Length 40 ft
Bedrooms 2



**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	

Maps 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.