



The Parade

Greatstone TN28 8RN

- Well Presented Holiday Chalet
 - Semi-Detached
 - Open Plan Living Space
 - Contemporary Shower Room
- Occupancy from the 1st Of March - 30th November
- Recently Refurbished
 - Two Bedrooms
 - Modern Fitted Kitchen
- On Site Facilities & Close To Beach
- Sold Furnished As Seen

Asking Price £39,000 Leasehold





Mapps Estates are delighted to bring to the market this well presented and recently refurbished semi-detached holiday chalet on the popular seaside Romney Sands Holiday Park. With occupancy available between the 1st of March and the 30th of November, residents can enjoy access to a comprehensive range of leisure and sporting facilities including swimming pools and an entertainment hub. The Romney, Hythe & Dymchurch light railway also has a platform at the site. The chalet itself comprises a contemporary open plan living space with a modern fitted kitchen, two double bedrooms and a stylish modern shower room. It is being sold furnished as seen, so will be 'holiday-ready' for the new owners, and is leased until 2050. An early viewing comes highly recommended.

Located on the Romney Sands Holiday Park enjoying a variety of on site facilities, a Romney, Hythe & Dymchurch light railway platform, and within a short walk of sand dunes and the beach. In the nearby Cinque Port town of New Romney, there are a selection of independent shops and restaurants including a Sainsbury's store. Littlestone championship golf course, the popular Pilot pub and restaurant and the famous Dungeness National Nature Reserve are also only a short drive away. The 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 travelling time to London St. Pancras in under 40 minutes. Heading east along the coast, you will find the nearby towns of Hythe and Folkestone, giving access to the Channel Tunnel Terminal, Port of Dover and M20 motorway, with Rye town and harbour to the west.

Front Entrance

With large double glazed window and sliding door opening directly to open plan living space.

Open Plan Living Space 16'5 x 14'11

With a spacious lounge/diner area with wood effect laminate flooring, built-in airing cupboard housing hot water cylinder and fitted shelving, doors to bedrooms and shower room, opening through to kitchen.

Modern Fitted Kitchen

With rear aspect UPVC double glazed window, fitted worktops with tiled splashbacks, inset stainless steel sink/drainers with mixer tap over, range of fitted store cupboards and drawers, four ring ceramic electric hob with electric oven under, space for undercounter fridge.

Bedroom 9'4 x 9'3

With rear aspect UPVC double glazed window.

Bedroom 9'3 x 6'9

With front aspect UPVC double glazed window.

Shower Room 7'5 (max) x 4'11

With two UPVC frosted double glazed windows, good-sized shower cubicle with electric shower and aquaboard panelling, wash hand basin with mixer tap and tiled splashback over and store cabinet under, WC, sensor-activated recessed downlighters, vinyl flooring.

Outside:

The property has access to a shared outdoor space laid to lawn, and a personal store cupboard to the rear.

Lease & Fees:

We have been informed by the owner that the current lease expires in 2050.

Chalet Council Tax: TBC

Chalet Site Fees: TBC

Water Rates : TBC





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		32	
(1-20) G			
Not energy efficient - higher running costs			
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.