



## The Parade

Greatstone TN28 8RN

- Detached Holiday Chalet
  - Two Bedrooms
- Fitted Kitchen & Bathroom
  - Close To Seafront
- Occupancy from the 1st Of March - 30th November
  - Open Plan Living Space
  - On Site Facilities For Residents
  - No Onward Chain

**Asking Price £35,000 Leasehold**





Mapps Estates are delighted to bring to the market this well presented two bedroom 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 comprises an open plan living space and fitted kitchen, two bedrooms with fitted wardrobes and a bathroom. It is being sold with furniture and white goods included 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 UPVC frosted double glazed front door opening directly to open plan living space.

#### **Open Plan Living Space 17'8 x 11'11 (max)**

With two front aspect UPVC double glazed windows, fitted kitchen, coved ceiling, fitted bookshelves and dresser unit, wall-mounted electric heater, wall light, inner lobby area with doors to bedrooms and bathroom.

#### **Kitchen**

Comprising a range of wood effect store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainage with mixer tap over, electric cooker, space for fridge/freezer, space and plumbing for washing machine.

### **Bedroom 10'5 (max) x 9'3**

With rear aspect UPVC double glazed window, recessed double fitted wardrobe, wall-hung wash hand basin with tiled splashback, coved ceiling.

### **Bedroom 13'4 x 7'11**

With rear aspect UPVC double glazed window, double fitted wardrobe, coved ceiling, wall-mounted electric panel heater.

### **Bathroom 6'4 x 6'3**

With UPVC frosted double glazed window, panelled bath with electric shower and folding shower screen over, pedestal wash hand basin, WC, wall light with shaver point, wall-mounted fan heater, airing cupboard with hot water cylinder and fitted shelving, part-tiled walls, coved ceiling, vinyl flooring.

### **Outside:**

The property enjoys the use of a paved front terrace and has outdoor store cupboards to the side and rear.

### **Lease & Fees:**

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

Chalet Council Tax: £170.00 per month

Chalet Site Fees 2026: £1615.00 per annum  
Water Rates 2025 TBC





**Ground Floor**

Approx. 42.4 sq. metres (456.0 sq. feet)



Total area: approx. 42.4 sq. metres (456.0 sq. feet)

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>			<b>76</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>38</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 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.