



GUILDCREST ESTATES



Pegwell Bay Caravan Park, Pegwell Road, Ramsgate CT11 0NJ





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**Pegwell Bay Caravan Park,
Pegwell Road, Ramsgate CT11
0NJ
£167,000**

This stunning, brand new holiday home offers a perfect retreat, with breathtaking views over Pegwell Bay. The property is situated within a beautifully maintained site in Pegwell Bay, providing a serene environment for relaxation and enjoyment.

Inside you are greeted by a bright and spacious open plan lounge, kitchen, and dining area, designed to maximise natural light and comfort. The kitchen is a chef's delight, fully equipped with an island, modern appliances including a double oven, built-in microwave, integrated dishwasher, and fridge freezer. A large pantry cupboard with pull-out shelves adds to the convenience of this well-thought-out space. Adjacent to the kitchen, a separate utility room houses a washing machine, sink, and boiler, ensuring practicality for everyday living.

The lounge features a charming imitation log burner, creating a cosy atmosphere, and opens out through patio doors to a sunny wrap-around decking area. This outdoor space is perfect for enjoying the stunning sea views and soaking up the sun with a morning coffee or evening glass of wine.

The property boasts two double bedrooms, providing ample space for family or guests. The principal suite is particularly impressive,





featuring an ensuite shower room and a generous walk-in wardrobe, offering both luxury and functionality. A well-appointed family bathroom serves the second bedroom and guests.

This property offers a delightful living experience in one of Kent's most picturesque locations. With a residency option of ten and a half months, this holiday home is an ideal choice for those seeking a tranquil getaway by the sea.

Holiday Home Pitch Fees: £8,000 per annum
25 year Site Licence





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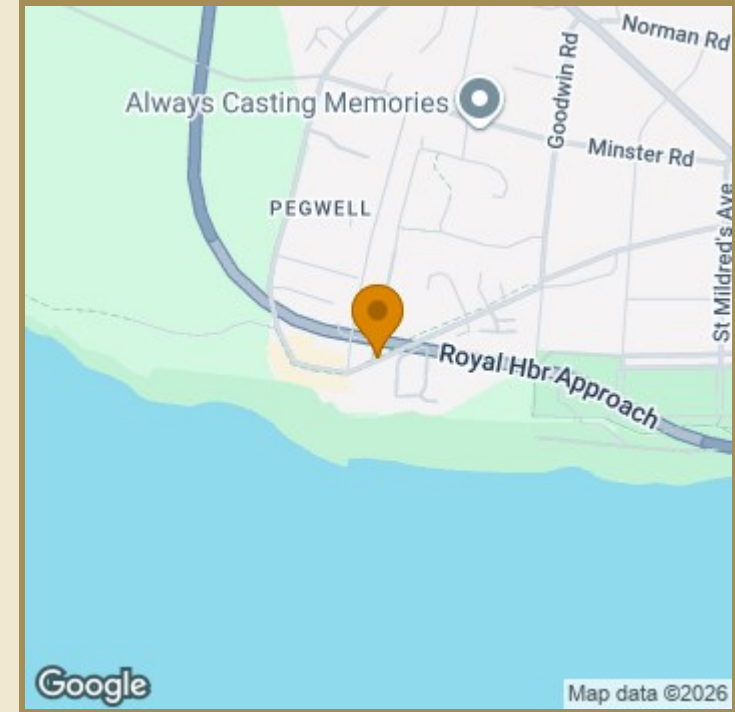
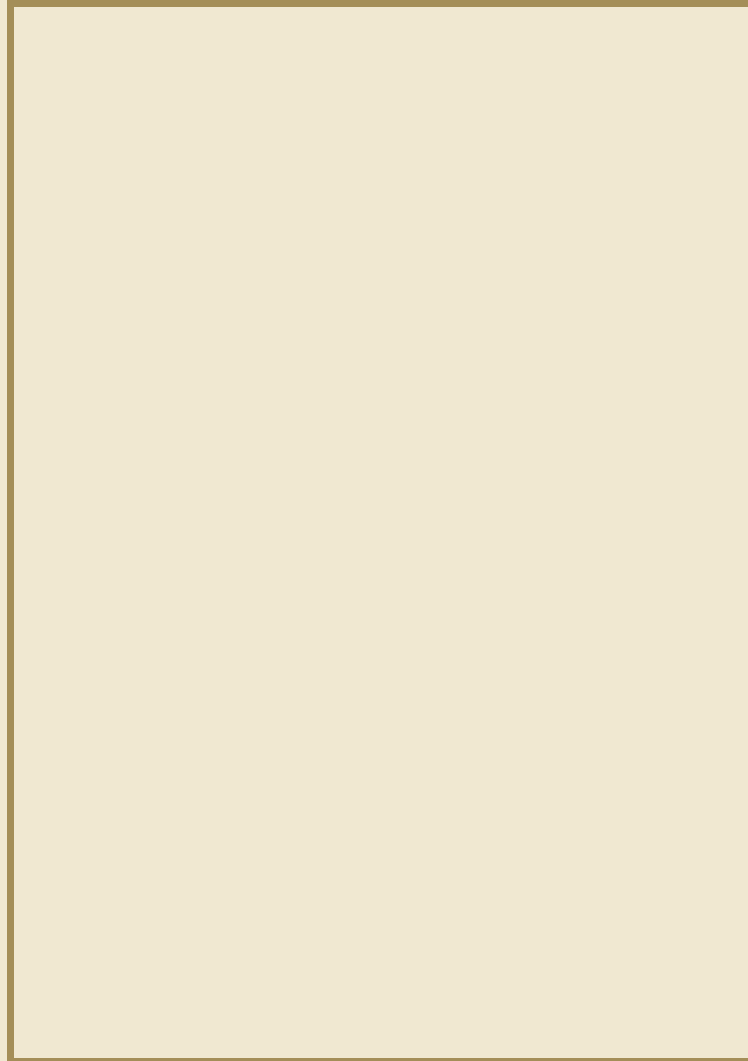
Key Features

- Stunning and brand-new holiday home in Pegwell Bay
- Peaceful and beautifully maintained site in one of Kent's most picturesque locations
- Bright and spacious open plan lounge, kitchen, and dining area
- Fully equipped kitchen with integrated appliances and a separate utility room
- Patio doors in lounge leading to a sunny deck with stunning sea views of the Bay
- Principal bedroom features an ensuite shower room and a walk-in wardrobe
- Additional double bedroom serviced by a family bathroom

Important Information

Leasehold
 Holiday Complex
 0.00 sq ft
 Council Tax Band Exempt
 EPC Rating

£167,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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