



Hythe Road

Dymchurch TN29 0JX

- ABI 'Oakley' 2024 Model
- Open Plan Lounge/Diner
- Shower Room & En Suite WC
- Allocated Parking Space
- 2026 Site Fees Paid
- Two Bedrooms
- Modern Fitted Kitchen
- Spacious Wraparound Terrace
- Countryside Views
- Close To Beach

Asking Price £54,995 Freehold





Mapps Estates are pleased to bring to the market this well-appointed and immaculately presented two bedroom holiday home with an impressive wraparound terrace from which to admire a delightful countryside vista. Located on the ever-popular New Beach Holiday Park in Dymchurch, boasting on-site facilities including a convenience store, heated swimming pool and entertainment venue, and within walking distance of the seafront and sandy beach. The property enjoys a modern open plan living space with a lounge/diner and modern fitted kitchen, two bedrooms, an en suite cloakroom to the main bedroom, and a separate shower room, and also benefits from an allocated parking space. Being sold with 2026 site fees already paid, an early viewing of this luxury holiday home comes highly recommended.

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 seafront 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 & Launderette

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.

Entrance

UPVC frosted double glazed front door opening to kitchen area.

Open Plan Living Space 20'9 x 11'10

Comprising:

Kitchen

With range of fitted store cupboards and drawer, rolltop work surfaces with matching upstands, inset stainless steel sink/drainage with mixer tap over, UPVC double glazed window with countryside view, gas cooker with splashback and extractor canopy over, integrated fridge/freezer, wood effect vinyl flooring, door to inner hallway, opening through to lounge/diner.

Lounge/Diner

With UPVC double glazed windows and French doors opening onto terrace, dining area with fitted bench seating, dining table and stools, lounge area with long fitted sofa with pull-out bed, coffee table, fitted media storage unit with feature electric log burner style fireplace, radiator.

Inner Hallway

With doors to bedrooms and shower room.

Bedroom 10' x 9'1

With UPVC double glazed window with countryside view, recessed range of fitted wardrobes and drawers to one wall, matching dressing table and chest of drawers, double bed with wall-mounted store cupboards and shelving over, radiator, door to en suite cloakroom.

En Suite Cloakroom

With UPVC frosted double glazed window, pedestal wash hand basin with mixer tap and mirror over, WC, store cupboard housing wall-mounted Morco gas-fired boiler, vinyl flooring, radiator.

Bedroom 8'2 x 5'6

With UPVC double glazed window with countryside view, twin beds sharing bedside cabinet, single fitted wardrobe, wall-mounted store cupboards and fitted shelving, radiator.

Shower Room

With UPVC frosted double glazed window, shower cubicle, wash hand basin with mixer tap over and shelving under, WC, wall-mounted mirrored store cabinet, recessed fitted shelving, vinyl flooring, extractor fan, heated towel rail.

Outside:

The property enjoys a spacious wraparound terrace with balustrade and handrail, composite decking and outdoor lighting, from which to admire the lovely countryside view. The property also comes with an allocated parking space.

Specification

Type Static Caravan
Condition Pre-Owned
Year 2024
Width 38 ft
Length 12 ft
Bedrooms 2

Lease:

TBC.

Pitch Fees:

We have been advised there is approximately 24 years left on the lease and the current pitch fee is approximately £690 per month.



Local Authority
Council Tax Band
EPC Rating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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 	

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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.