



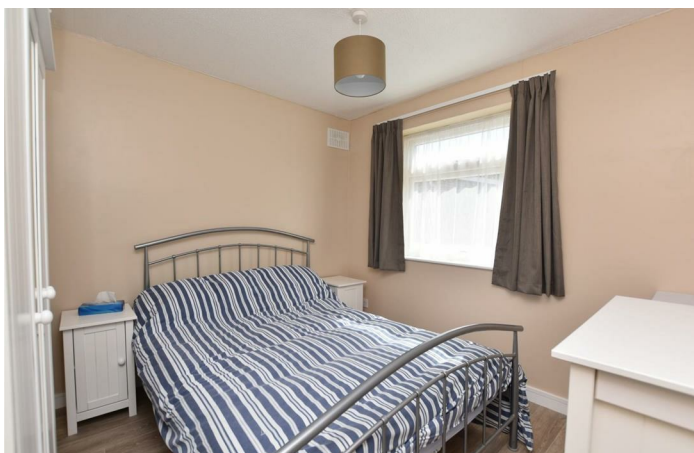
The Parade

Greatstone New Romney TN28 8RN

- Holiday Chalet - Occupancy from the 1st Of March - 30th November
 - Two Double Bedrooms
 - Modern Fitted Kitchen
- Furniture & White Goods Included
- On Site Facilities For Residents
- Semi Detached
- Open Plan Living Space
- Modern Shower Room
- Lease Ends 2050
- Short Walk To Beach

Asking Price £27,500 Leasehold





Mapps Estates are delighted to bring to the market this well presented 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 comprises an open plan living space and fitted kitchen, two double bedrooms and a modern shower room. It is being sold furnished and with white goods included, 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 16'11 x 14'9 (max points)

With coved ceiling, dado rail, feature fireplace, fitted wall-mounted dropleaf table, doors to bedrooms and shower room, opening through to kitchen.

Kitchen

With UPVC double glazed window, rolltop work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink/drainers with mixer tap over, fridge/freezer and washing machine, four ring electric ceramic hob with electric oven under, Ariston electric water heater, range of cream gloss finish store cupboards and drawers, vinyl flooring.

Bedroom 9'5 x 9'4

With UPVC double glazed window, wood effect vinyl flooring, cupboard housing consumer unit.

Bedroom 9'4 x 6'8

With UPVC double glazed window, wood effect vinyl flooring.

Shower Room 7'5 x 4'10

With UPVC frosted double glazed window, quadrant shower cubicle with aquaboard panelling and Triton electric shower, pedestal wash hand basin, WC, tiled walls and floor, wall-mounted fan heater.

Outside:

The property enjoys the use of a paved front terrace and a store cupboard to the rear.

Lease & Fees:

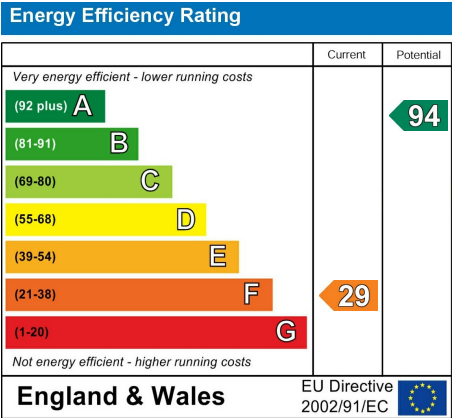
We have been informed by the owner that the current lease expires in 2050.

Chalet Council Tax £1615.85 per annum

Chalet Site Fees 2025 £1514.97

Water Rates 2025 £118.37





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.