

FOR SALE
BY SECURE ONLINE
BIDDING



CHALET K211 CAMBER SANDS HOLIDAY PARK,
LYDD ROAD, CAMBER, EAST SUSSEX, TN31 7RT

ANDERSON
HACKING

BEING SOLD VIA SECURE SALE ONLINE BIDDING.
TERMS AND CONDITIONS APPLY.
STARTING BID £4,000

A partially refurbished 2 bedroom Chalet bungalow benefitting from a quiet pleasant position at the rear of Camber Sands Holiday Park within walking distance of all the park amenities and being within close proximity to the famous Camber Sands Beach.

- Open Plan Living Room
- Kitchen
- Bathroom /WC
- 2 Double Bedrooms
- Communal Gardens
- Off Street Car Parking
- Quiet Location
- 5 minutes Walk of Camber Sands Beach

Chalet K211 is a welcoming south facing 2 bedroom semi detached chalet situated within Camber Sands Holiday Park with opportunity to use the chalet throughout the year. The chalet has been partially refurbished by the current owners and now presents a fabulous opportunity to let out as a holiday chalet. The property is currently offered in fair to good condition throughout, with all fixtures and fittings included as part of the sale. The Chalet is located in a quiet location while benefiting from all the park amenities which are within a five minutes walk. The chalet looks over open communal lawn area ideal for sitting out in while nearby is the famous Camber Sands beach a short walk away. The Park offers a range of activities, entertainment and facilities including cycle hire, four heated indoor pools with flume, Show Bar, The Boathouse Bar and Restaurant and wet outdoor play area.



General Information

Services: Park Supplied Water and Drainage, Mains Electricity, **Ground Rent Costs 2025:** £5,846.18 per annum

Water Charge 2025: £285.72

Council Tax: Band A

Tenure: Leasehold, 50-year lease from 4th April 2008

Mobile Coverage: 4G with Vodafone and O2, 3G with 3Mobile, EE, Virgin Mobile.

Local Authority: Rother District Council. Tel: 01424 787000

Viewing: Strictly by appointment with agents – Anderson Hacking Ltd

Directions From Rye head out on A259 sign posted Dover. Proceed for 1 mile then turn right onto Camber Road. Proceed for further 3 miles into Camber, continue along New Lydd Road through Camber and the entrance to Camber Sands Holiday Park is on the left-hand side at the end of the village.



Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

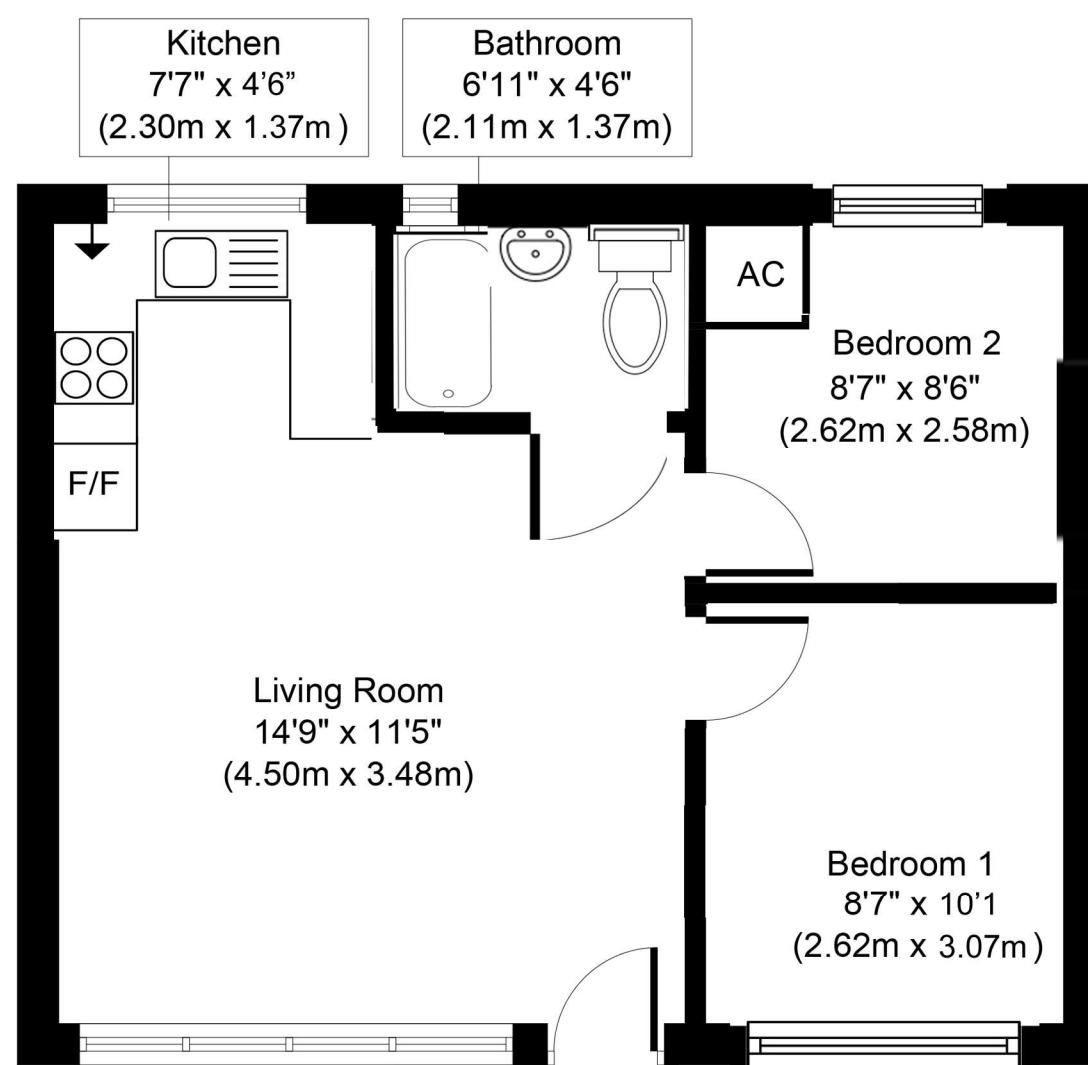
The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Fees

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Agents Notes:

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: December 2025 Photographs Dated: September 2025

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