



The Parade

Greatstone TN28 8RN

- Holiday Chalet
- Open Plan Living Space
- Bathroom & Separate WC
- Occupancy from the 1st Of March - 30th November
- Two Bedrooms
- Modern Fitted Kitchen
- On Site Amenities
- Close To Seafront

Asking Price £25,000 Leasehold





Mapps Estates are pleased to bring to the market this well presented two bedroom 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 with a modern fitted kitchen, two bedrooms with fitted wardrobes and a bathroom with a separate WC. The lease expires in 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 outdoor wall light, UPVC double glazed front door opening directly to open plan living space.

Open Plan Living Space 16'10 x 14'9

With large front aspect UPVC double glazed window, lounge and dining space, built-in airing cupboard housing hot water cylinder and fitted shelving, doors to bedrooms and bathroom, opening through to kitchen area.

Kitchen

A modern fitted kitchen with a range of light green store cupboards and drawers, square edged worktops with tiled splashbacks, inset stainless steel sink with mixer tap over, space for electric cooker, integrated fridge/freezer, vinyl flooring, rear aspect UPVC double glazed window.

Bedroom 9'4 x 9'4

With rear aspect UPVC double glazed window, recessed wardrobe space, wall light, fitted store cupboard.

Bedroom 9'4 x 6'8

With front aspect UPVC double glazed window, recessed fitted wardrobe with concertina door, two wall lights.

Bathroom

With UPVC frosted double glazed window, panelled bath with electric shower over, pedestal wash hand basin, wall light, part-tiled walls, vinyl flooring, door to separate cloakroom.

Cloakroom

With UPVC frosted double glazed window, WC.

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: £1580.11 per annum

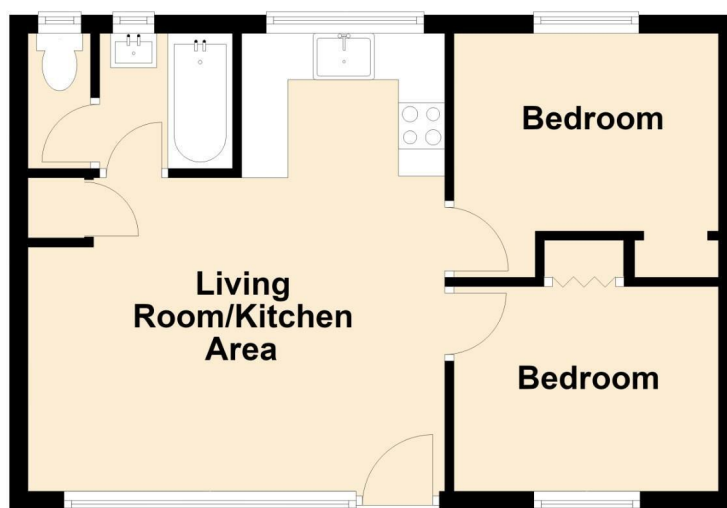
Water Rates : £119.50 per per annum





Ground Floor

Approx. 37.0 sq. metres (397.7 sq. feet)



Total area: approx. 37.0 sq. metres (397.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	
(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.