



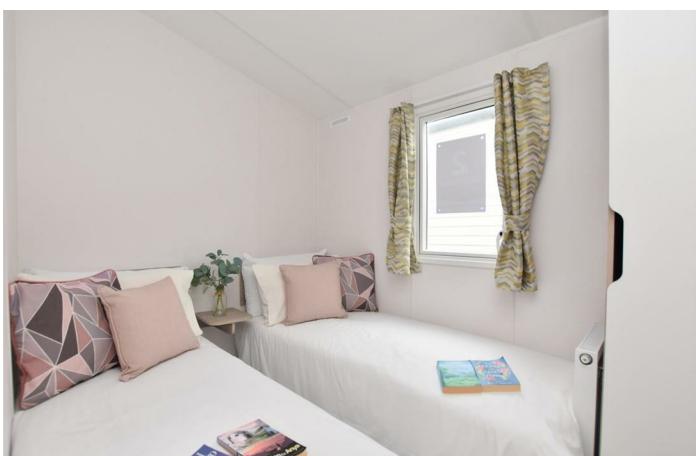
## New Beach Holiday Park

Hythe Road Dymchurch TN29 0JX

- Atlas Fanfare 2024 Model
- Open Plan Living Space
- Spacious Lounge Area
- Gas Central Heating
- 2026 Pitch Fees Included
- Two Bedrooms
- Modern Fitted Kitchen/Diner
- Shower Room
- UPVC Double Glazed Windows
- Superfast Internet Package Available

**Asking Price £49,995 Freehold**





The Atlas Fanfare 2024: a well-appointed brand new two bedroom holiday home, boasting a spacious open plan living space, a modern kitchen/diner and shower room, located on the ever-popular New Beach Holiday Park in Dymchurch, with on-site facilities including a convenience store, heated swimming pool and entertainment venue. Enjoying rural views to the rear and within a short walk of the beach, this really is an ideal holiday location.

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 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

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.

The brand new Atlas Fanfare is ready and waiting for you! Enjoy the beachside surroundings of New Beach Holiday Park.

After a long day the whole family will love coming back to the splendid lounge area, beautifully decorated with its inviting sofas. The spacious fully-equipped kitchen is perfect for those family meal times.

This model has an attractive master bedroom that is well in-keeping with the chic style of whole holiday home.

The Atlas Fanfare also boasts a twin bedroom, perfect to come back to at the end of a long day. It has a contemporary bathroom with shower cubicle and toilet/basin.

All that's left to do is get on the phone to our friendly team to discuss your dream holiday home lifestyle!

#### **Open Plan Living Space 18'7 x 11'9**

With UPVC frosted double glazed door, opening to open plan living space comprising a modern kitchen/diner and spacious lounge area.

#### **Kitchen/Diner**

With two UPVC double glazed windows, modern fitted kitchen comprising a range of cream store cupboards and drawers, rolltop work surfaces, inset sink/drainer with mixer tap over, four ring gas hob with splashback and extractor over and gas oven under, fridge/freezer and fitted microwave, cupboard housing Morco gas boiler, radiator, wood effect vinyl flooring, open doorway to inner hallway with doors to bedrooms and shower room, dining area with dining table and two bench seats, opening through to lounge area.

#### **Lounge Area**

With two UPVC double glazed windows, fitted corner sofa unit including pull-out sofa bed, fitted carpet, wood effect coffee table and matching shelf/TV unit, radiator.

#### **Bedroom 11'9 x 7'11**

With UPVC double glazed window, double bed with two bedside shelves, fitted double wardrobe with consumer unit, dressing table shelf with mirror over, fitted carpet, radiator.

#### **Bedroom 8' x 5'9**

With UPVC double glazed window, two single beds sharing bedside shelf, fitted wardrobe, fitted carpet, radiator.

#### **Shower Room 7'5 x 3'5**

With UPVC frosted double glazed window, shower cubicle with sliding screen, pedestal wash hand basin with mixer tap and mirror over, WC, wood effect vinyl flooring, radiator.

#### **Specification**

Type Static Caravan

Condition New

Year 2024

Width 12 ft

Length 35 ft

Bedrooms 2



**Local Authority**  
**Council Tax Band**  
**EPC Rating**



#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	2002/91/EC

#### Maps Estates Sales Office

61 Tritton Gardens, Dymchurch,  
Romney Marsh, Kent, TN29 0NA

#### Contact

01303 232637

info@mappsestates.co.uk  
http://www.mappsestates.co.uk

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.