



Holiday Village

Greatstone TN28 8RN

- Charming Holiday Chalet
- Two Double Bedrooms
- Fitted Kitchen & Bathroom
 - Furniture Included
 - Short Walk To Beach
- Semi-Detached
- Open Plan Living Space
 - Electric Heating
 - On Site Facilities
 - Lease Expires 2030

Asking Price £8,000 Leasehold





Mapps Estates are delighted to bring to the market this charming and 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 with a fitted kitchen, two double bedrooms with fitted wardrobes, 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 2030. 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 a UPVC stable door with inset frosted double glazed panels, opening to open plan living room.

Open Plan Living Space 15'8 x 15'3 (max points)

A bright and airy open plan space comprising a lounge/diner area with a large front aspect UPVC double glazed window looking onto patio and communal green, wall-mounted electric heater, coved ceiling, fitted carpet, ceiling fan/light, fitted kitchen with rear aspect UPVC double glazed window, fitted tiled worktops with tiled splashbacks, inset stainless steel sink/drainage with mixer tap over, range of light wood effect store cupboards and drawers, space for undercounter fridge, space for electric cooker, space and plumbing for washing machine.

Bedroom 9'1 x 8'8

With rear aspect UPVC double glazed window, wood effect laminate flooring, fitted airing cupboard housing hot water cylinder with immersion heater, consumer unit and fitted shelf, fitted wardrobe with hanging rail and shelf over, ceiling fan/light, wall-mounted electric heater.

Bedroom 9'1 x 6'8

With front aspect UPVC double glazed window looking onto communal green, recessed double wardrobe with hanging rail and shelf over, ceiling

fan/light, wood effect flooring, wall-mounted electric heater.

Bathroom 7'5 x 5'2

With two UPVC frosted double glazed windows, panelled bath with Triton electric shower over, pedestal wash hand basin, WC, tiled shelf, panelled ceiling, tiled floor, wall light/shaver point, part-tiled walls, wall-mounted fan heater.

Outside:

The property enjoys sole use of a paved patio area to the front and an outdoor store cupboard to the side.

Lease & Fees:

We have been informed by the owner that the current lease expires in 2030.

Chalet Council Tax £1615.85 per annum

Chalet Site Fees 2025 £1514.97

Water Rates 2025 £118.37



Local Authority Folkestone & Hythe District Council
Council Tax Band A
EPC Rating F



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	36		
(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.