



## New Beach Holiday Park

Hythe Road Dymchurch TN29 0JX

- Pemberton Avon 2025 Model
  - Open Plan Living Space
- Walk-In Wardrobe & En Suite WC
- Central Heating & UPVC Windows
  - 2026 Pitch Fees Included
- Two Bedrooms
- Kitchen With Integrated Appliances
  - Shower Room
- UPVC Decking & Choice Of Pitch
- Superfast Internet Package Available

**Asking Price £89,995 Freehold**





The Pemberton Avon 2025: a well-appointed brand new luxury two bedroom holiday home 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 Pemberton Avon is ready and waiting for you! You'll love exploring all New Beach Holiday Park has to offer. You will find an inviting lounge area at the heart of the Pemberton Avon. What better way to wind down than relaxing on the deep-filled sofas and reflecting on the day. The kitchen is fully equipped to prepare those lovely home-cooked meals for the whole family. This model has a modern master bedroom finished in suitable grand style with a subtle yet handsome colour palette. A further bedroom, comprising of two twin beds, makes it the perfect model for families. In addition to the en-suite, there's also a spacious family sized bathroom with modern fixtures and fittings. The large uPVC decking is also included in the package. This fabulous holiday home comes with a choice of pitch. What are you waiting for? This beautiful model won't be around for long, so phone today to book your appointment.

#### Open Plan Living Space 22'3 x 12'4

With UPVC frosted double glazed front door and fitted doormat, open plan living space comprising a modern kitchen/diner and lounge area.

### Kitchen/Diner

With tile effect vinyl flooring, dining area with UPVC double glazed window, dining table and chairs, radiator, kitchen with square edged worktops and matching upstands with downlighters over, inset resin sink/drainage with mixer tap over, range of cream store cupboards and drawers and wood effect shelving and wine rack, integrated Beko dishwasher and washer/dryer, gas cooker with splashback and extractor canopy over, integrated fridge/freezer, cupboard housing Murco gas boiler, opening through to lounge area.

### Lounge Area

With UPVC double glazed windows and French doors, fitted carpet, matching sofa and sofa bed, armchair, range of wood effect furniture comprising a coffee table, wall-mounted shelving, store cupboards, wall-mounted electric fire and TV bracket, fitted mirror, radiator.

### Bedroom 10'2 x 8'9

With UPVC double glazed window, double bed with bedside cabinets and wall lights, wall-mounted store cupboards and shelving over, door to walk-in wardrobe with hanging rail, fitted shelving and consumer unit, dressing table with mirror and downlighter over, fitted carpet, radiator, door to en suite cloakroom, radiator.

### En Suite Cloakroom

With UPVC frosted double glazed window, WC, pedestal wash hand basin with mixer tap over, wall-mounted cabinet with mirror and downlighter over, extractor fan, tile effect vinyl flooring.

### Bedroom 7'11 x 6'1

With UPVC double glazed window, two single beds with bedside cabinet, fitted wardrobe and drawers, wall-mounted shelving unit, radiator.

### Shower Room 6'5 x 3'5

With UPVC frosted double glazed window, shower cubicle with aquaboard panelling and sliding screen, wash hand basin and mixer tap set onto wood effect cabinet, wall-mounted wood effect store cabinet and mirror over, WC, tile effect vinyl flooring, radiator.

### Specification

Type Static Caravan

Condition New

Year 2025

Width 40 ft

Length 13 ft

Bedrooms 2



Local Authority  
Council Tax Band  
EPC Rating



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

**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.