



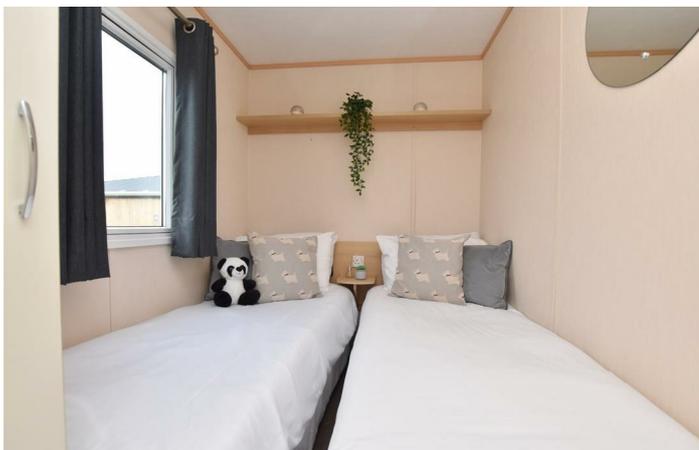
## New Beach Holiday Park

Hythe Road Dymchurch TN29 0JX

- Carnaby 'Accord' 2014 Model
  - Open Plan Living Space
    - Shower Room
  - 2026 Pitch Fees Included
- Three Bedrooms
  - Fitted Kitchen
- Electric Heating & UPVC Windows
- Superfast Internet Package Available

**Asking Price £30,995 Freehold**





The Carnaby 'Accord 2014: a well-appointed three 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.

### Entrance Hall

With UPVC frosted double glazed front door, wood effect laminate flooring, cupboard housing wall-mounted Murco gas-fired boiler for hot water, opening through to open plan living space.

### Open Plan Living Space 19'8 (max) x 11'9

With multi-aspect UPVC double glazed windows, wood effect laminate flooring, living room area with corner sofa and armchair, fitted wood effect corner unit with shelving and storage cabinets, dining area with dining table and benches, fitted kitchen.

### Kitchen

With rolltop work surfaces, inset stainless steel sink/drainage with mixer tap over, gas cooker with splashback and extractor canopy over, fitted store cupboards and drawers, undercounter fridge.

### Bedroom 8'4 x 6'10

With UPVC double glazed window, double bed with bedside shelves and wall-mounted shelf over, recessed fitted wardrobe, electric panel heater.

### Bedroom 8'5 x 5'4

With UPVC double glazed window, twin single beds sharing bedside shelf with wall-mounted shelf over, wall-mounted store cupboard, electric panel heater.

### Bedroom 7'3 x 5'6

With UPVC double glazed window, twin single beds sharing bedside shelf with wall-mounted shelf over, fitted single wardrobe, electric panel heater.

### Shower Room

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

### Specification

Type Static Caravan

Condition Pre-Owned

Year 2014

Width 35 ft

Length 12 ft

Bedrooms 3



Local Authority  
Council Tax Band  
EPC Rating



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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.