

CHALET K105, CAMBER SANDS HOLIDAY PARK,
LYDD ROAD, CAMBER, EAST SUSSEX, TN31 7RT

ANDERSON HACKING

CHALET K105, CAMBER SANDS HOLIDAY PARK, CAMBER, EAST SUSSEX, TN31 7RT

GUIDE PRICE £38,000

A delightful refurbished 2 bedroom Chalet bungalow benefitting from a quiet pleasant position at the rear of Camber Sands Holiday Park within walking distance of all the park amenities and being within close proximity to the famous Camber Sands Beach.

- Open Plan Living Room
- Kitchen
- Shower Room /WC with Power Shower
- 2 Bedrooms
- Air Conditioning
- Communal Gardens
- Off Street Car Parking
- Quiet Location with Views Over Walland Marsh
- 6 minutes Walk of Camber Sands Beach



Chalet K105 is a welcoming, 2 bedroom chalet bungalow situated within Camber Sands Holiday Park that offers use of the chalet 12 months of the year. The chalet has been well refurbished and now presents a fabulous opportunity to let out throughout the year. The property is offered in good condition throughout, with all fixtures and fittings included as part of the sale. The Chalet is located to the rear of the holiday park in a quiet location with views looking out over the Walland Marsh, while benefiting from all the park amenities which are within a five minutes walk. The chalet looks over open communal lawn area ideal for sitting out in while nearby is the famous Camber Sands beach a short walk away. The Park offers a range of activities, entertainment and facilities including cycle hire, four heated indoor pools with flume, Show Bar, The Boathouse Bar and Restaurant and wet outdoor play area.













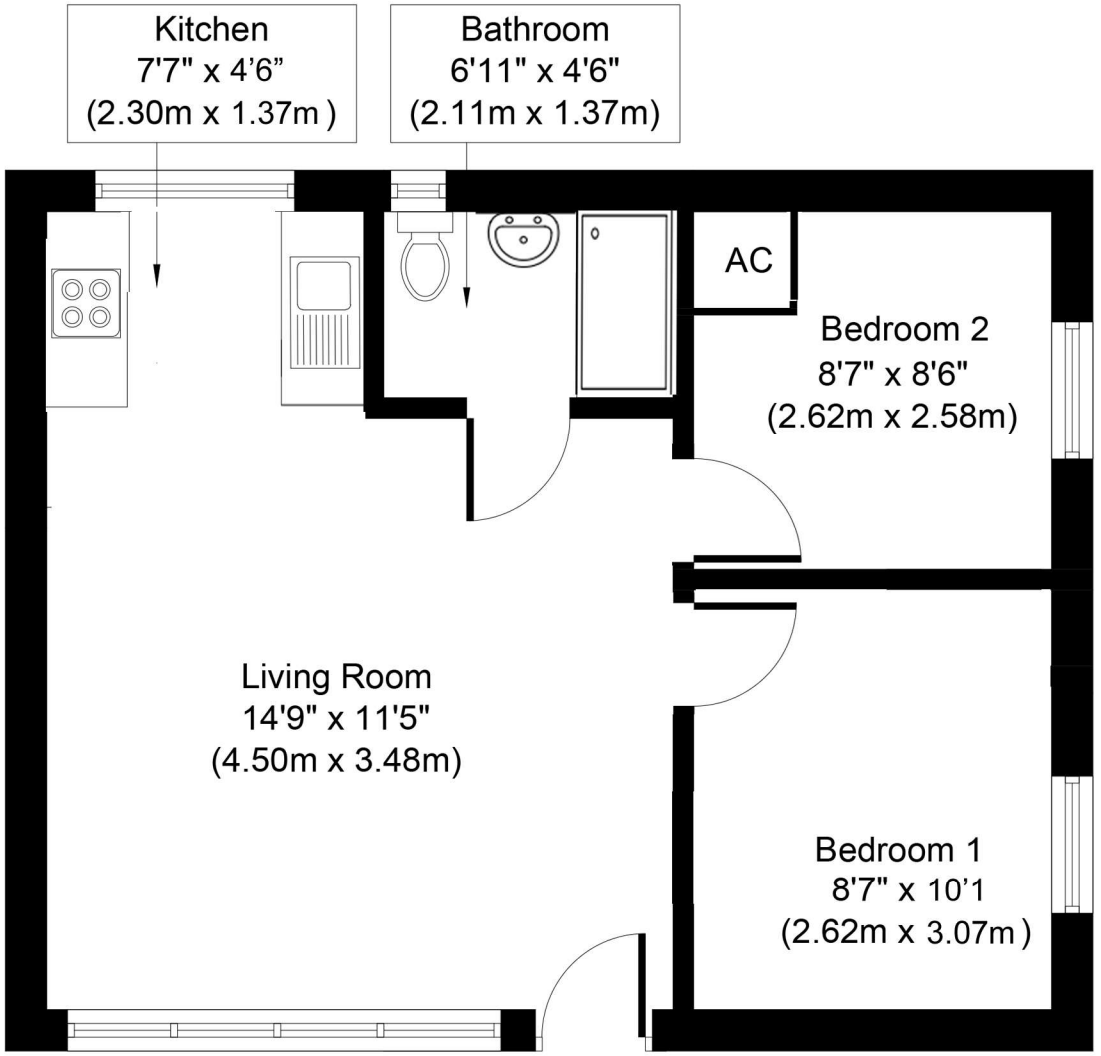
Situation: Chalet K105 is situated within the Parkdean Resorts, Camber Sands Holiday Park with easy access of the beach at Camber. Camber village has a number of cafes, two general stores, a post office and two public houses/restaurants, whilst approximately 4 miles away is the ancient Cinque Ports town of Rye, with its pretty cobbled streets and period buildings that offer shops, recreational and cultural facilities. The historic Old Town of Hastings is 16 miles away with its seafront and promenade, whilst inland are the market towns of Tenterden with its tree lined high street and Ashford with its large McArthur Glen designer outlet retail park. Leisure activities in the area include a local thriving tennis, sailing, and links golf clubs as well as opportunities for riding, kite surfing on the nearby Camber Sands Beach and walking in the surrounding countryside.

Travel and Transport: Rye train station, approximately 3.5 miles distant, offers direct links to Hastings and Brighton as well as the high-speed service from Ashford to London St. Pancras (with Rye to London St. Pancras 1hr 8 minutes), and link to the Eurostar trains from Ashford International. The M20 can be joined at Ashford via the A259 and A2070 with connections to the M25, Eurotunnel and Dover Ferry Port.

General Information:
Services: Mains Water, Mains Drainage, Mains Electricity,
Ground Rent Costs 2025: £5,846.18 per annum
Water Charge 2025: £285.72
Council Tax: Band A
Tenure: Leasehold, 50 years lease from 23 October 2015
Mobile Coverage: 4G with Vodafone, O2, 3G with 3Mobile, EE, Virgin
Local Authority: Rother District Council. Tel: 01424 787000

Viewing: Strictly by appointment with agents – Anderson Hacking Ltd

Directions : From Rye head out on A259 sign posted Dover. Proceed for 1 mile then turn right onto Camber Road. Proceed for further 3 miles into Camber, continue along New Lydd Road through Camber and the entrance to Camber Sands Holiday Park is on the left hand side at the end of the village.



Approximate Floor Area
455 Sq. ft.
(42.3 Sq. m.)

Agents Notes:
Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.
Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: January 2025 Photographs Dated: January 2025

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