



CASA VAN, 17 ROTHER VALLEY CARAVAN PARK,  
STATION ROAD, NORTHAM, RYE, TN31 6QT

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# 17 ROTHER VALLEY CARAVEN PARK, NORTHIAM

GUIDE PRICE: £199,000

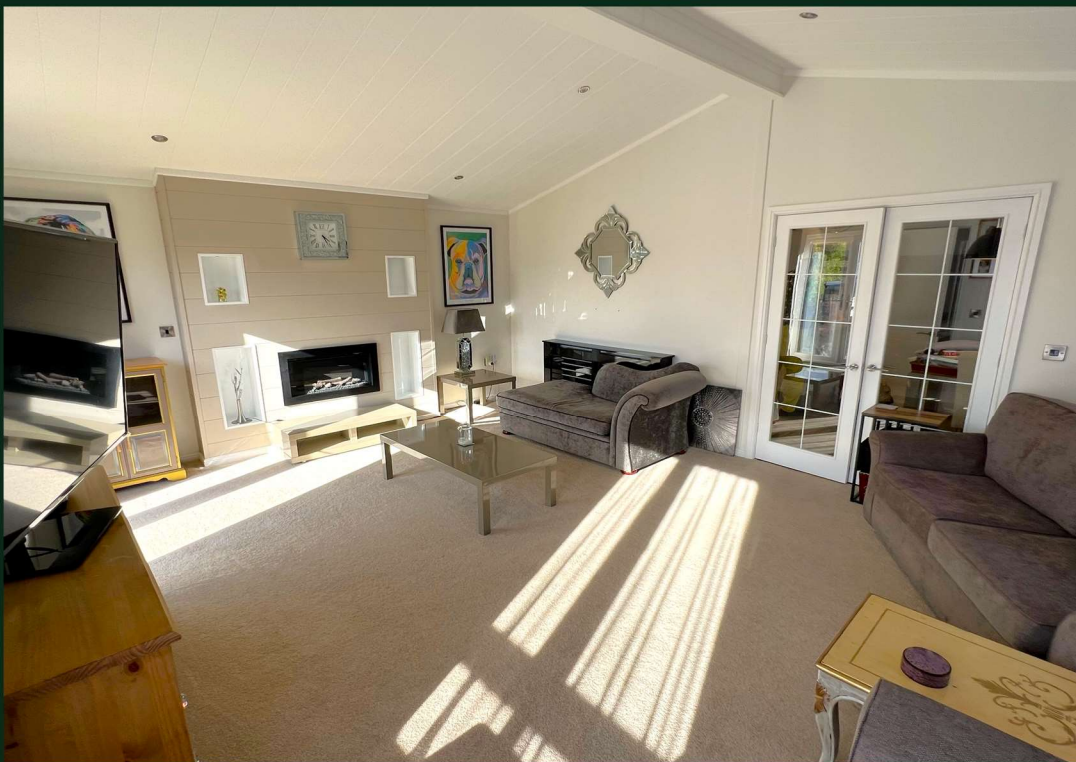
17 Rother Valley Caravan Park is a Prestige Homeseeker 42 x 20, two bedroom park home with an abundance of natural light, comprehensively fitted, and situated close to the Northiam Steam Railway and River Rother.

- Living Room with High Ceiling and Electric Fireplace
- Fully Integrated Kitchen / Dining Room
- Master Bedroom with Walk-in Wardrobe and Ensuite Shower/ WC
- Further Double Bedroom
- Family Bathroom
- West Facing Paved Garden with large Garden Shed
- Two Off Street Parking Spaces
- Available to Occupy for 11.5 months pa
- Gas Central Heating and Hot Water

Casa Van is situated on the Rother Valley Caravan Park set back from Station Road the property is sited in a quiet pleasant location with access over a gravel driveway providing off street parking for two cars. The property is accessed via four brick steps leading up to a central front door, which opens into an "L" shaped entrance hallway, with built in coat cupboard. A glazed door leads from the entrance hall into an open plan kitchen / dining room with fully fitted kitchen area with an off grey, shaker style units with laminate worktops, stainless steel sink and drainer, gas hob, oven below and extractor hood. There is also an integrated dishwasher, fridge / freezer and washer / dryer along with a good range of kitchen units. A glazed door leads from the kitchen out to the rear garden while at the opposite end is a front facing window and connecting French doors leading through to a generous large living room benefiting from a feature wall with electric fireplace and double aspect windows including French doors opening out to a paved garden area. The bedrooms are accessed from the entrance hall with a master bedroom benefiting from a large walk-in wardrobe and adjacent to this an ensuite shower room/WC with corner shower, close coupled WC and wash basin with vanity unit below. A second double bedroom (currently being used as home office) is also accessed from the hallway with built in wardrobe, and next to this is a family bathroom with panel bath with shower above, close coupled WC and wash basin with vanity unit below. Externally the park home benefits from 2 car parking spaces at the end of the property with a gravel covered front garden leading pass the entrance steps to a side gate that leads through to a paved west facing rear terrace accessed from the living room with a large garden store shed in the corner. A connecting lawn garden runs along the back of the property with a side gate opening back onto the parking area.







**Situation:** The property is situated on the edge of the Wealden village of Northiam, near to Northiam Steam Railway Station and the River Rother. The village provides a number of local services including primary school, doctor's surgery, dentist, 2 supermarkets, post office, bakery, opticians, hardware store, fish and chips and Indian restaurant. The small village of Newenden is within walking distance benefiting from cricket green and village pub. The historic town of Rye is approximately 8.4 miles away and offers a range of shops and leisure facilities. The spa town of Tunbridge Wells is approximately 22 miles distant while Tenterden is 8 miles to the north. Leisure activities in the area include, walking and riding in the beautiful surrounding countryside, as well as opportunities for cycling, fishing, local tennis, and bowls clubs as well as golf or the nearby Rye links golf course and kite surfing on Camber Sands Beach.

**Schools:** Northiam village benefits from a nursery and primary school, both within 1 mile, while nearby in Rye and Tenterden are further primary and secondary schools.

**Travel and Transport:** Rye train station is 8 miles away offering direct links to the highspeed service from Ashford to London St. Pancras (37 minutes), and links to Eurostar trains from Ashford International. The M20 may be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.

**Services:** Mains Water, Private Drainage, Mains Electricity, LPG Central Heating

**Broadband Speed:** 66 Mbps (Source – Uswitch)

**Mobile Coverage:** 3G & 4G on EE, Vodafone, and O2

**Council Tax:** N/A

**Local Authority:** Rother District Council Tel: 01424 787000

**Tenure:** Yearly License to Occupy

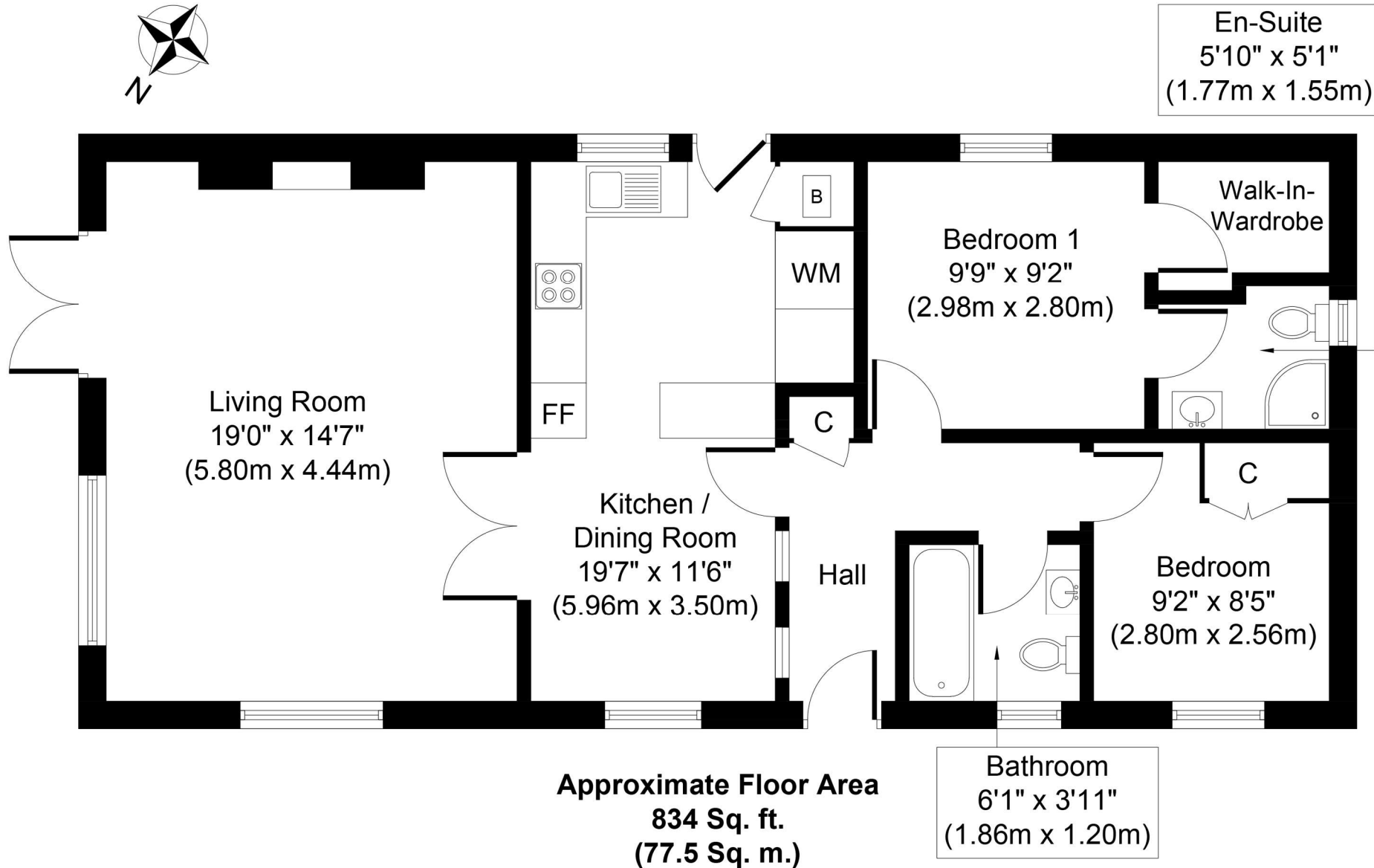
**Service Charge 2023:** £3,850 per annum

**Viewing:** Strictly by appointment with agents – Anderson Hacking Ltd

**Directions:** From the centre of Rye proceed out of the town on Rye Rd (A268) continuing for 5 miles passing through the village of Peasmarsch to the village of Beckley. At roundabout continue straight over, staying on the A268 onto Whitebread lane and proceed for further 3 miles. At the T Junction (joining the A28) turn right and Rother Valley Caravan Park will be found on your left after approximately 300 m by turning into the car park of Sahebs Indian restaurant car park and proceed into Caravan Park at the rear where the property will be then found down on the righthand side.







**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: April 2023 Photographs Dated: October 2022

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