



Chalet 158, Romney Sands Holiday Park  
Greatstone, New Romney, TN28 8RN

Asking Price Of  
**£38,500**  
**LEASEHOLD**

# Property Features

- LOUNGE/DINER AREA
- 2 BEDROOMS
- SHOWER ROOM / WC
- FULLY FURNISHED
- LEASE EXPIRES 2050



## Room Descriptions

One of the loveliest chalets we have seen. A two bedroom, fully furnished, semi-detached holiday chalet situated on Romney Sands Holiday Park. Just a few hundred yards from the sea and sands of the Romney Bay. To include all contents. The lease expires in 2050 and occupancy is allowed 1st March to 31st October. The annual camp fees allow use of the indoor swimming pool, club-house entertainment and other camp facilities.

### LOUNGE/DINER AREA

15' x 11'4 max. approx. TV aerial point. Laminate floor. Inset ceiling lights. Wooden blinds. Cupboard housing freezer and shelves.



### KITCHEN AREA

7'5" x 6'9" max. approx. Wooden surfaces with inset stainless steel single drainer sink having a mixer tap. Cupboards and drawers under and a range of matching cupboards over. IQM electric hob and built in Zanussi electric oven. Cooker filter. Built in fridge. Low level under cupboard lights. Breakfast bar. Inset ceiling lights. Laminate floor. Wooden blinds.



### BEDROOM

9'5" x 9'2" max. approx. Laminate floor. Inset ceiling lights. Roller blind and wooden blinds.



### BEDROOM

9'2" x 6'9" max. approx. Laminate floor. Inset ceiling lights. Roller blind and wooden blinds.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	19	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Reference:  
Chalet 158 2<sup>nd</sup> HP

Ref: 3468 - 2