



**Moloney**  
COUNTRY PROPERTY



CASA VAN NORTHAM



## CASA VAN, ROTHER VALLEY LESIURE VILLAGE, STATION ROAD, NORTHIAM, EAST SUSSEX. TN31 6QT

---

AN IMMACULATE, 2 BEDROOM PARK HOME, SITUATED IN THE ROTHER VALLEY LEISURE VILLAGE IN A SOUGHT-AFTER LOCATION, ON THE OUTSKIRTS OF THE VILLAGE AND IDEALLY LOCATED FOR LOCAL AMENITIES. BENEFITTING FROM SPACIOUS ACCOMMODATION COMPRISING A LARGE OPEN SITTING ROOM WITH PATIO DOORS OUT TO THE GARDEN, KITCHEN/DINING ROOM INCLUDING ALL INTEGRATED APPLIANCES, MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE SHOWER ROOM, BEDROOM 2 WITH ADJACENT BATHROOM, OFFERED WITH ALL FURNITURE, FITTINGS, SOFT FURNISHINGS AND EQUIPMENT; AS WELL AS PRIVATE LOW MAINTENANCE GARDEN WITH PATIO AREA & STORE, 2 PARKING SPACES AND GAS CENTRAL HEATING. THE PROPERTY HAS GENERATED AN EXCELLENT INCOME AS A HOLIDAY RENTAL BUT IS IDEALLY SUITED AS A HOLIDAY HOME WITH A 50 WEEK OCCUPANCY LICENCE.



The Property is being offered with the benefit of all fixtures and fittings along with all soft furnishings and fully equipped for holiday rental. It also benefits from a substantial 2024 bookings schedule should it be required, along with the balance of 2024 ground rent/site fees.

ACCOMMODATION LIST: ENTRANCE HALL, KITCHEN/BREAKFAST ROOM, SITTING ROOM, 2 DOUBLE BEDROOMS, EN-SUITE SHOWER ROOM, FAMILY BATHROOM. GOOD SIZED REAR TERRACE, GARDEN SHED, PARKING.

Steps with front door to:

**ENTRANCE HALL:** Large storage cupboard. Doors to the bedrooms and bathroom. Glazed panels with doors to:

**KITCHEN/DINING ROOM:** Fitted with range of base and wall units and full height fridge/freezer, gas cooker and hob with extractor over, sink unit with drainer, dishwasher and washing machine.

**DINING AREA:** Furnished with dining table and four luxury chairs. 3 pendant lights over. Double doors to:



---

**GUIDE PRICE £170,000**



**SITTING ROOM:** Furnished with 1 x 2-seater sofa & 1 x 3-seater sofa, 3 x coffee tables. TV and stand. Coal effect electric fire. Wall lights, overhead inset lighting. Patio doors leading out to the garden.

**FROM THE HALL:**

**BEDROOM ONE:** Furnished with double bed, 2 x bedside cabinets, dressing table and stool with large mirror above. TV point. Walk – in dressing area with hanging rails and shelves.

**EN-SUITE SHOWER ROOM:** Fitted with WC, hand basin & shower cubicle.

**BEDROOM TWO:** Furnished with double bed and 2 x bedside cabinets. Built in wardrobe cupboard.

**BATHROOM:** Fitted with WC, hand basin on vanity unit with large mirror over and bath with mixer taps and shower attachment.

**OUTSIDE:** The property has a patio area to the rear, a lawned area to one side and a shingled area to the other. The whole area is fenced with gates on either side. There is also a 12 foot x 8-foot composite shed on its own hard standing. There is private parking for 2 cars.

**SERVICES:** Mains electricity & water are connected, private drainage. Gas (bottled LPG) fired central heating.

**FLOOR AREA:** 76m<sup>2</sup> (818 ft<sup>2</sup>) Approx.

**EPC RATING :** 'N/A'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND :** 'N/A'

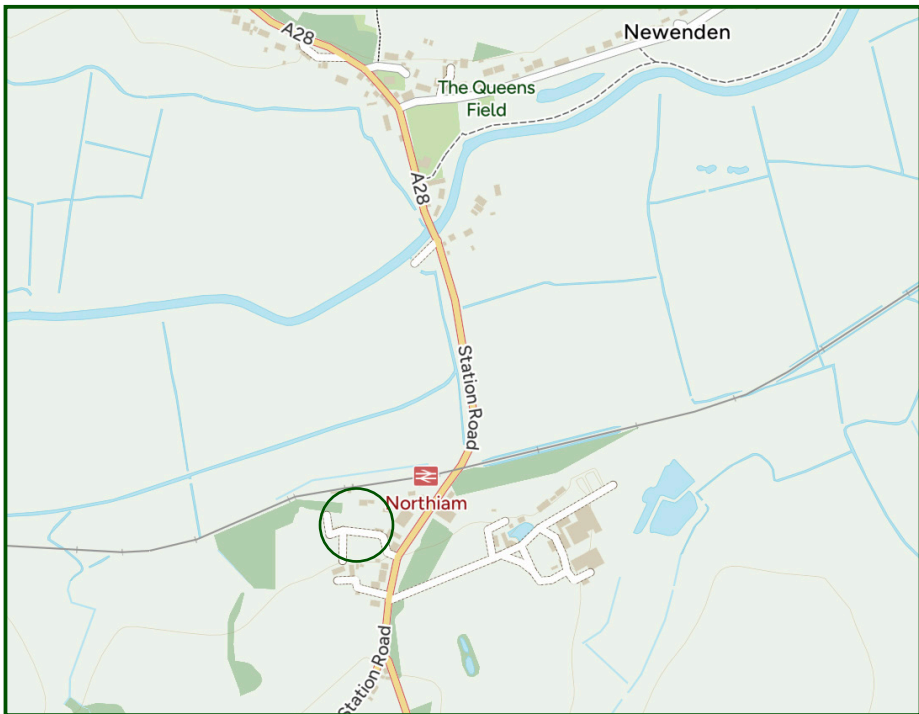
**TENURE:** Freehold with Park Home Site License.

**GROUND RENT/SITE FEES:** £3,840 per annum



Cont.





IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

**LOCATION:** Rother valley Leisure Park is located in open countryside adjacent to the Rother Valley Steam Railway (Northiam Station) linking Bodiam Castle to the west and the historic Cinque Port town of Tenterden to the north east. The River Rother at Newenden bridge (and the Kent border) and its associated water-borne boating facilities provide further leisure pursuits. Historic Rye and Camber Sands are some 8 miles to the south east, whilst Hastings is a similar distance to the south.

**TRANSPORT LINKS:** Robertsbridge and Etchingham stations provide services to London Bridge, Waterloo, Charing Cross & Cannon Street. Whilst Rye train station offers direct links to the high speed service from Ashford to London St. Pancras (37 minutes).

The Motorway network (M25) can be easily accessed at Junction 5 (A21) north of Sevenoaks The M20 may be joined at Ashford via the A259 & A2070. With the Euro-tunnel Service at Folkestone & Ferry Port at Dover.

**DIRECTIONS:** Travelling north on the A28 through Northiam, continue through the village, passing the turning to Rye on the right. Immediately before Sahebs restaurant turn left following the road around to the right. 'Casa Van' will be found on the right.

**What3Words (Location):** [///shed.prouder.matter](https://www.what3words.com/#!/en/shed.prouder.matter)

**VIEWING:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

---

**MOLONEYCOUNTRYPROPERTY.COM**

---

**EMAIL: [SALES@MOLONEYCOUNTRYPROPERTY.COM](mailto:SALES@MOLONEYCOUNTRYPROPERTY.COM)**

---

**TELEPHONE: 01797 253000 or 01580 212828**