



259 MAPLE PARK, CAMBER SANDS HOLIDAY PARK
CAMBER, EAST SUSSEX, TN31 7RT

ANDERSON
HACKING

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GUIDE PRICE: £32,000

A delightful well presented 3 bedroom 2010 Willerby, Rio Gold 35 x 12 holiday caravan situated within a central position within Camber Sands Holiday Park with easy access of all the park amenities and being within close proximity to the famous Camber Sands Beach.

- Open Plan Living Room / Dining Room
- Fully Fitted Kitchen
- Master Double Bedroom
- 2 x Twin Bedroom
- Shower /WC
- Separate WC
- Gas Central Heating
- Double Glazed
- Communal Gardens
- Off Street Car Parking
- Quiet Location
- 5 Minutes Walk of Camber Sands Beach

Description: 259 Maple Park is a Wilberby, Rio Gold 2010 35 x 12, three bedroom park holiday home with an abundance of natural light, comprehensively fitted, and situated close to the sea within 5 minute walk of Camber Sands Beach.

The property is accessed via four steps leading up to a large southeast facing decked terrace. The front door opens into an open plan kitchen / dining / living room. The kitchen is comprehensively fitted with a cream gloss style units with laminate worktops, stainless steel sink, gas cooker, space for a microwave and space for a fridge / freezer. The open plan living area has triple aspect windows and fitted seating with corner dining area and then further L Shaped sofa with feature fake fireplace with electric fire.

An inner hallway leads from the kitchen to the sleeping area where there are two twin bedrooms and a double bedroom, as well as access to a shower room / WC and second separate WC.

Externally the property benefits from a metal storage box and a raised enclosed decked terrace facing southeast while communal parking is situated opposite the caravan.

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: 259 Maple Way 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 links to the Eurostar trains. 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: Park Supplied Water & Drainage, Electricity, LPG Gas,

Pitch Fee Costs 2024: £6,466.78 per annum

Water Charge 2024: £212.78 per annum

Non Domestic Rates 2024: £255.01

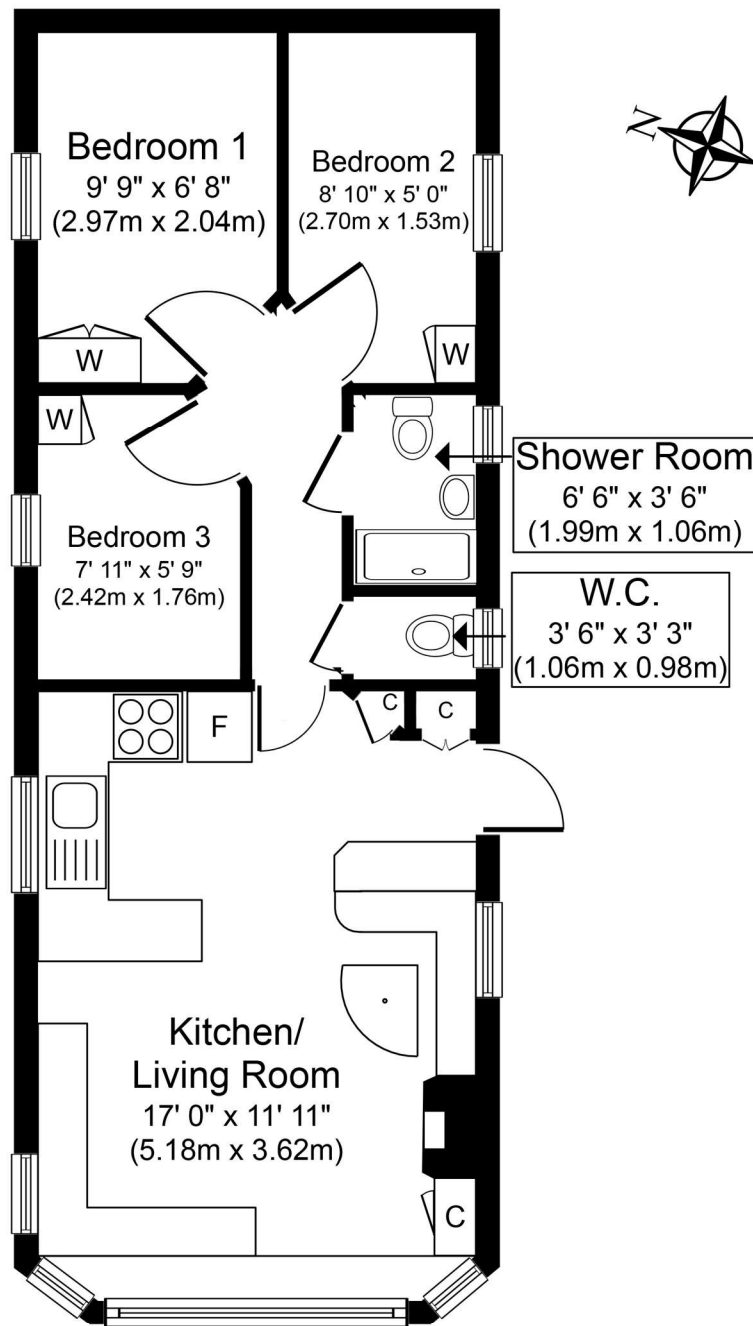
Tenure: Yearly License to Occupy

Mobile Coverage: 4G with Vodafone and O2, 3G with 3Mobile, EE, Virgin Mobile.

Local Authority: Rother District Council.

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
429 sq. ft.
(39.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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: June 2024
 Photographs Dated: June 2024



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