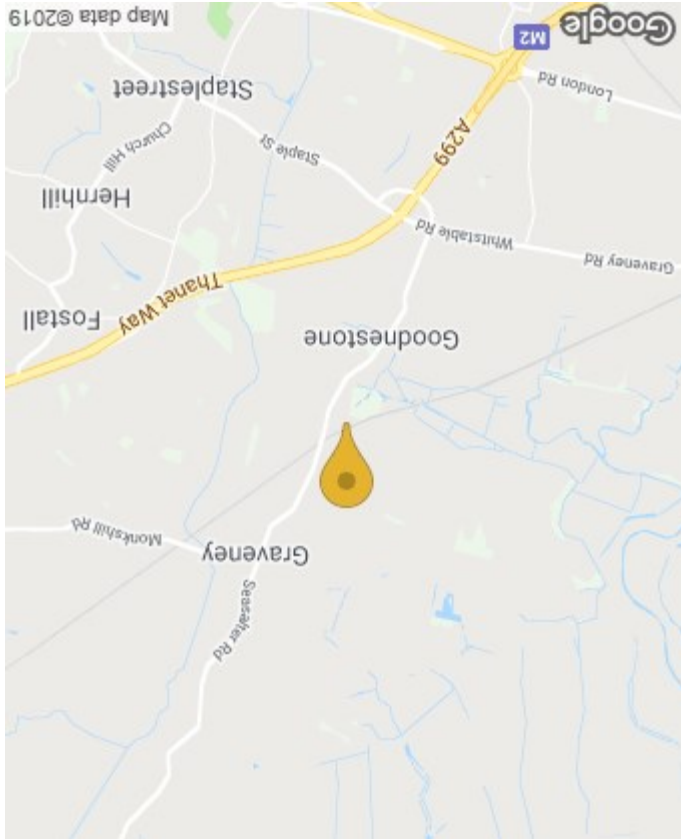
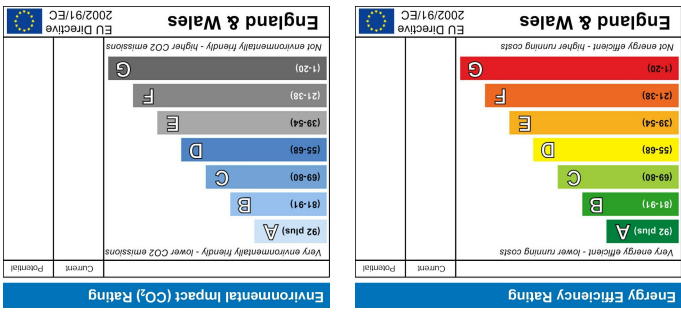




Disclaimer: Fixtures and Fittings - Items mentioned within the property particulars are included in the marketing price. Viewing - Strictly by appointment through the agents Mark Estate Agents. Agents Notes - These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. All purchasers should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Neither Mark Smith Estate Agents, nor their employees, have tested any apparatus, services, heating or plumbing equipment, fixtures or fittings, and no-one within the company has the authority to imply or give any such warranty in respect of the property and it is the buyers interests to check the working condition of any appliances. All dimensions and measurements indicated are approximate and supplied for guidance only.

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40 Four Horseshoes Park, Seasalter Road
Graveney, Faversham, ME13 9DE



Working for you and with you

40 Four Horseshoes Park, Seasalter Road Graveney, Faversham, ME13 9DE

AN AMAZING PRICE FOR A DOUBLE PARK HOME!! - A new way of life with this CHAIN FREE park home. Situated on the favoured Four Horseshoes park this 2 bedroom home is for the over 60's. The property comprises a generous dual aspect lounge/diner flooded with natural light, fitted kitchen, two bedrooms both with fitted wardrobes and new carpets and a modern shower room. The appeal of this home is further enhanced with double glazing, gas central heating (we understand from the vendor the boiler was replaced in August 2018), a manageable garden and ample parking available via a residents' car park at the front entrance of the Four Horseshoes site. Four Horseshoes park is situated in Graveney village with Seasalter beach (approx 2 miles) and Faversham, reportedly the oldest market town in Kent (approx 2 miles), offering an array of independent shops and restaurants. Faversham Railway Station (approx 3 miles) offers a fast and frequent service to London Victoria and London St Pancras.

£99,995



Kitchen

12'5 x 7'11 (3.78m x 2.41m)

Range of wall, base and drawer units. Work surfaces with inset single drainer sink unit with mixer tap. Cupboard housing Worcester gas combination boiler. Space for fridge/freezer. Four ring gas hob with glass splashback, extractor cooker hood above and built-in electric single oven below. Plumbing for washing machine. Built-in storage cupboard with double power point. Power points. Coved ceiling. Upvc double glazed window to side. Upvc double glazed door to side. Internal door to inner hallway and door to lounge/diner.

Lounge/Diner

19'3 x 18'3 (5.87m x 5.56m)

L-shaped room. Two Upvc double glazed windows to the front with deep sills and Upvc double glazed window to the side. Upvc double glazed entrance door to the side. Feature fireplace with electric fire. TV point. Two radiators. Power points. Coved ceiling. Laminate flooring. Internal door to the inner hallway.

Inner Hallway

Thermostat control for central heating. Double power point. Doors to both bedrooms and the shower room.

Bedroom 1

11'9 x 9'5 (3.58m x 2.87m)

Upvc double glazed windows to the side and rear. Built-in triple wardrobe. New carpet. TV aerial. Radiator. Power points. Coved ceiling.

Bedroom 2

9'5 x 8'11 (2.87m x 2.72m)

Upvc double glazed window to rear. Built-in triple wardrobe. New carpet. Phone point. Radiator. Power points. Coved ceiling.

Shower Room

Upvc double glazed frosted window to the rear. Radiator. Enclosed shower cubicle with Mira shower. Pedestal wash hand basin with tiled splashback. Closed coupled WC. Extractor fan. Coved ceiling.

Surrounding Gardens

Lawn area and flower beds with mature planting. Purpose built storage shed and separate workshop. Two further storage units. Exterior lights. Exterior tap.

Agent's Note

Pitch Fee : £161.93 per month

Council Tax Band : A. Current 2019 amount payable £1202.72

We understand that one dog and one cat is permitted on this site - more than one by prior agreement.

