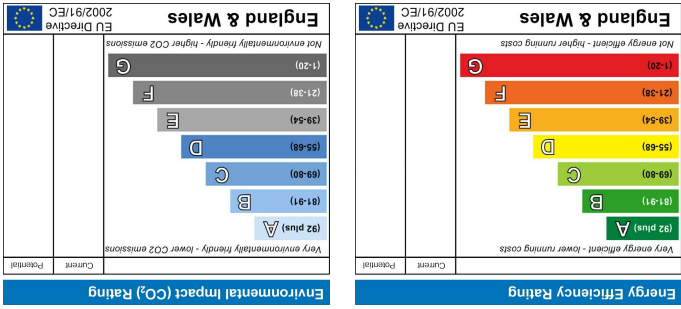




Disclaimer: Fixtures and Fittings - Items mentioned within the property particulars are included in the marketing price. Viewing - Strictly by appointment through the agents Mark Estate Agents. Agents Notes - These particulars, whilst believed to be accurate are set out as general outline only for guidance 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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19 Rowan Tree Park Church Lane  
Whitstable, CT5 4BU



Working for you and with you



**19 Rowan Tree Park Church Lane  
Whitstable, CT5 4BU**

A FANTASTIC NEW WAY OF LIFE. We have great pleasure in offering for sale this well maintained Omar Sherringham 38' x 20' 2 bedroom park home located within Rowan Tree Park, a quiet and small park home development within easy access of the Estuary View health centre along with Marks and Spencer and Aldi supermarkets. Sited in 2000 and ideally located in the centre of the park close to the residence parking area this property is presented to a very high standard throughout and has the benefits of gas central heating, double glazing and no onward chain. The good size living accommodation comprises kitchen, dining room and a full width lounge. 2 bedrooms and a bathroom. The gardens surround the park home and there is residents' parking. This home is only for sale to over 50's only and NO ONWARD CHAIN.

**£189,995**



**Kitchen**

10'0 x 9'05 (3.05m x 2.87m)  
Part double glazed UPVC entrance door with double glazed leaded light window to side. Inset stainless steel sink unit. Range of matching wall and base units with ample worktop surfaces housing Stoves gas hob with extractor hood above. Built-in Stoves double oven. Space for fridge/freezer. Plumbing for washing machine. Built-in cupboard housing central heating combination boiler for hot water and heating. Localised tiling. Coved ceiling with spotlights. Radiator. Power points. Vinyl floor covering.

**Dining Room**

9'09 x 7'08 (2.97m x 2.34m)  
Double glazed leaded light bay window to side aspect. Coved ceiling. Radiator. Dado rail. Wall lights. Power point. Carpet. Archway to:

**Lounge**

19'03 x 10'07 (5.87m x 3.23m)  
Two double glazed leaded light bay windows to front aspect with display shelf. Double glazed bay window to side aspect with display shelf. Coved ceiling. Wall lights. Two radiators. Dado rail. Feature fireplace with marble effect surround and hearth with electric fire. TV aerial point. Power points. Carpet. Part double glazed stained glass door to decked terrace,

**Inner Hallway**

Doors to both bedrooms and bathroom. Coved ceiling with access to loft space. Dado rail. Carpet.

**Bedroom 1**

9'10 x 9'05 (3.00m x 2.87m)  
Double glazed bay window to side aspect with display shelf. Fitted wardrobe and bulkhead cabinets with space for double bed below. Built-in double wardrobe with vanity unit to side. Radiator. Coved ceiling. Power points. Carpet.

**Bedroom 2**

9'05 x 7'0 (2.87m x 2.13m)  
Double glazed leaded light window to rear aspect. Built-in triple wardrobe with vanity unit to side. Free standing triple wardrobe. Radiator. Coved ceiling. Power points. Carpet.

**Bathroom**

6'06 x 5'06 (1.98m x 1.68m)  
Frosted leaded light window to side aspect. White suite comprising modern panelled bath with mains shower and curtain. Fitted vanity unit with wash hand basin. Low level WC. Shaver socket. Coved ceiling. Extractor fan. Radiator. Carpet.

**Outside**

Gardens surround the park home. Storage shed. Outside tap. Residents parking.

**Agent's Note**

The vendor advises that all furniture can be included in the sale.  
Pitch Fee is currently £201.00 per month

