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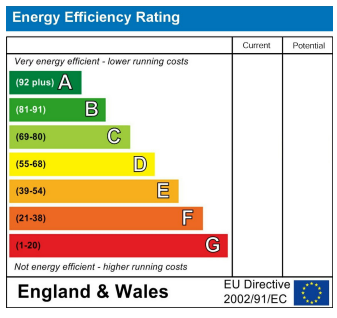
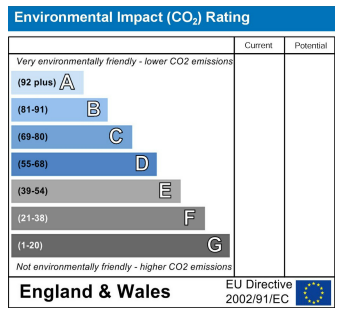
57 Applegarth Park Seasalter Lane
Whitstable, CT5 4BY





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Wonderful panoramic views from this elevated home which is located on the popular Applegarth Park. This Omar Regency 36 x 20 park home is 6 years old and was sited in 2014 and has a modern bright interior, the low maintenance gardens have been landscaped by the current owners to provide several seating areas. To the side there is a large decked area that has far reaching views across the Swale Estuary. The interior accommodation comprises large lounge with three windows to enjoy the view, dining room, kitchen, porch, 2 bedrooms and modern shower room. The low maintenance garden which is fence enclosed wraps around the park home there are 2 purpose built sheds. Parking is adjacent to the property.

From the park there are great views across the Swale Estuary from which beautiful evening sunsets can be enjoyed. The coast is less than a mile away and can be reached on foot with a local convenience store located nearby in Faversham Road (0.3 miles) Estuary View Medical Centre/Minor Injury Unit and Pharmacy is approximately 1 mile with Prospect Retail Park (Aldi, Marks & Spencer Foodhall, Home Bargains, Halfords and Pets at Home (1.1 miles). Tesco Superstore is 2.5 miles. The A299 provides easy access to the A2/M2.

Applegarth Park is located just a few miles west of the heritage town of Whitstable. The town serves the local community well; providing all the basics such as banks, bakeries, butchers and greengrocers. The Horsebridge Centre hosts a wide variety of community activities and The Playhouse Theatre has a regular programme of plays and musicals.

Please note you must be over 50 to purchase a Park Home. Pets by agreement of the park owners.

£170,000

Porch
Upvc entrance door. Upvc windows to side and rear. Vinyl floor.

Kitchen
10'9 x 9'3 (3.28m x 2.82m)
Upvc double glazed window to side. Upvc double glazed stable door to enclosed porch. Matching range of wall, drawer and base units. Worktop with tile effect laminate splashback. Inset single drainer sink unit. Integrated electric eye level oven Four burner gas hob with extractor hood above. Integrated fridge and freezer. Cupboard housing Glow Warm combination boiler. Space for washing machine and space for tumble dryer. Vinyl floor.

Dining Room
10'8 x 9'8 (3.25m x 2.95m)
Upvc double glazed window to side. Upvc double glazed door to garden. Oak effect laminate flooring. Radiator.

Lounge
19'2 x 10'1 (5.84m x 3.07m)
Upvc double glazed window to side aspect. Two Upvc double glazed box bay windows to front with views across the park and fields beyond. Two radiators. Sky TV point. Oak effect laminate flooring.

Bedroom 1
14' x 9'3 (4.27m x 2.82m)
Upvc double glazed window to rear. Radiator. Fitted double wardrobe and matching drawer unit.

Bedroom 2
9'4 x 8'4 (2.84m x 2.54m)
Upvc double glazed window to rear. Radiator. Double wardrobe and matching drawer unit.

Shower Room
6'3 x 5'6 (1.91m x 1.68m)
Upvc double glazed obscure window to side. Suite comprising full width shower enclosure with mains operated shower, hand held shower attachment, vanity cupboard with inset wash hand basin and close coupled WC. Radiator. Part tiled walls. Vinyl flooring.

Garden
Low maintenance garden, 2 side gates enclosed with fencing. 2 storage sheds. Patio area to the rear and raised decked seating area with balustrade and lovely views across the park and the fields beyond.

Agent's Note
The current pitch fee is £160.00 per month which includes the water supply.

Council Tax Band A