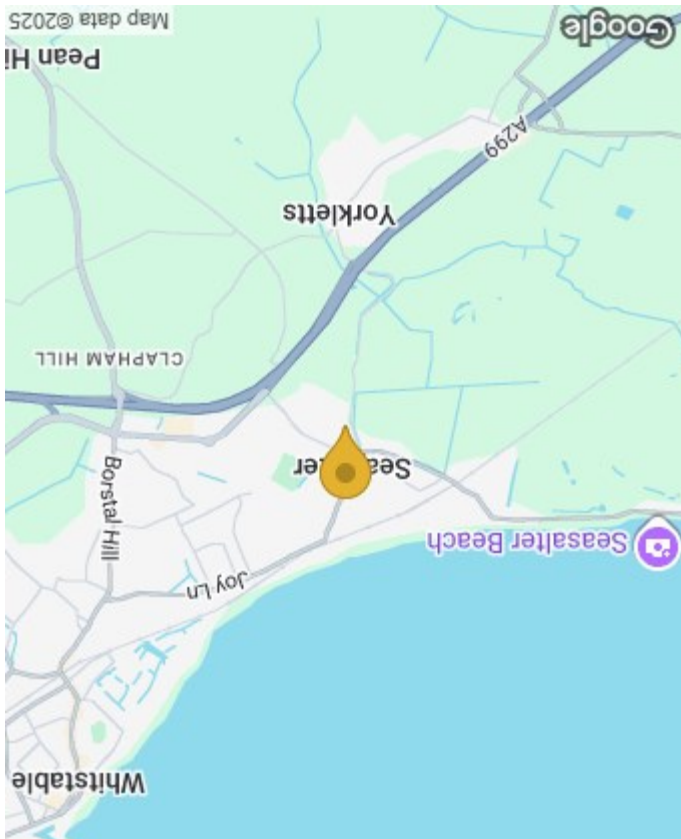




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs (92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs (1-20) G</p>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions (92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions (1-20) G</p>	



34 Applegarth Park, Seasalter Lane
Seasalter, Whitstable, CT5 4BZ



Working for you and with you

34 Applegarth Park, Seasalter Lane Seasalter, Whitstable, CT5 4BZ

Located in favoured Applegarth Park, Whitstable, this delightful 2 bedroom park home is set within a community environment and offers a unique opportunity for those seeking a tranquil lifestyle by the coast.

Extensively refurbished and enhanced throughout, the inviting dual aspect reception room has been tastefully decorated providing a warm and welcoming space for relaxation. The recently fitted kitchen is stylish white gloss and includes all the appliances, and a smart shower room has been thoughtfully designed to maximise space.

Located within easy reach of a local bus service, convenience store for your every day essentials, there is also a local pharmacy and post office, with the town centre serving the local community well providing a selection of 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.

This property is ideal for those who appreciate the charm of coastal living and offers an excellent opportunity to embrace a relaxed lifestyle in one of Kent's most sought-after locations.

Please note you must be over 50 to purchase a park home and one dog is permitted on this site.

£137,500



PROPERTY ENHANCEMENTS

We are advised by the vendor that the following updates and enhancements have been carried out to the property during 2022/2023/2024.

- Landscaped garden (2024)
- Park home insulation
- New windows (2022)
- Roof recoated (5 Year Warranty from October 2023)
- New garden tap (2025)
- New phone line point
- Four additional chassis support jacks
- Front hatch fitted - now two, front and rear
- New gas regulator and pipes (fitted at the same time as the boiler)
- Shed fitted with shelving, painted and new flooring (2024)

- Inside:
- New boiler (October 2024)
 - Newly fitted flooring throughout
 - Newly fitted bathroom with rainfall shower and waterfall tap
 - Newly fitted kitchen
 - Fitted dressing room/second double bedroom
 - Fully redecorated throughout
 - Kitchen table, stools and chair included
 - New phone point in living room
 - Curtains, blinds, shades and light fittings included

ACCOMMODATION

Entrance Porch

Entrance Hall

Kitchen

9'8 x 9'7 (2.95m x 2.92m)

Lounge

9'8 x 9'8 (2.95m x 2.95m)

Bedroom 1

9'8 max x 7'4 (2.95m max x 2.24m)

Bedroom 2

8' max x 7'1 (2.44m max x 2.16m)

Shower Room

7'1 x 3'11 (2.16m x 1.19m)

Gardens

Wrap around gardens mainly laid to lawn with attractive mature planted borders. Paved pathway and patio area. Storage shed with power and fitted shelving.

Residents' Parking

There is ample on site parking.

Pets

Please note one dog is permitted on the site.

Tenure

Tenure: The park home is freehold however a ground rent is paid to the site owners for the pitch.

Council Tax

Band A £1535.50 2025/26 - we suggest interested parties make their own investigations.

Agent's Note

Ground rent £209.50 per month which includes water rates.

There are no adaptations for accessibility at this property.

