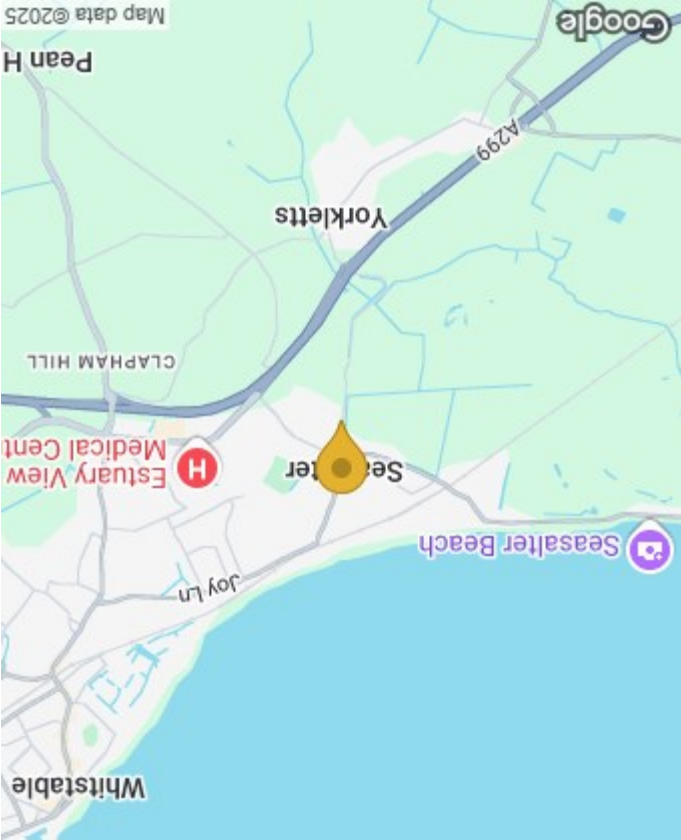




VAT No 321845612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

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



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



Working for you and with you

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This Prestige Sonata park home was sited in 2011. Located on the very popular Applegarth Park and offered for sale with no onward chain.

The living accommodation comprises utility porch, kitchen, large lounge/diner, en-suite shower room, bathroom and 2 good sized bedrooms with fitted wardrobes. The garden wraps around the home and has a useful storage shed and decked seating area.

From Applegarth Park there are splendid views across the Swale Estuary and, on a clear day, across to the Essex coast. Such a peaceful location allows you to embrace a relaxed way of life and enjoy the true benefits of park home living.

The coast is less than a mile away and can be reached on foot together with a convenience store nearby in Faversham Road (485m). A local pharmacy on MacDonald Parade (644m). Bus services to Whitstable, Herne Bay and Faversham are also available in Faversham Road.

Estuary View Medical Centre/Minor Injury Unit 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 and the A299 Thanet Way provides easy access to the A2/M2.

Please note you must be over 50 to purchase a Park Home. One dog is permitted on this site.

£195,000



Entrance Hall

Upvc double glazed frosted entrance door. Loft access. Built in storage cupboard. Power points. Thermostat control for central heating

L Shaped Lounge/Diner

19' x 17'10 max (5.79m x 5.44m max)
Lounge area 19' x 10' - Dual aspect Upvc double glazed windows to the side and front. Feature fireplace with electric fire. Two radiators. Fitted display cabinet.

Dining area 9'8 x 7'0 - Upvc double glazed window. Built in storage cupboard with shelves. Thermostat control for central heating.

Kitchen

11'9 x 9'6 (3.58m x 2.90m)
Upvc double glazed window to the side. Cupboard housing combination boiler. Matching range of wall, base and drawer units. Worktop with inset stainless steel sink and mixer tap. Integrated electric oven, electric hob with extractor hood above. Washing machine. Integrated fridge/freezer. Localised tiling. Vinyl flooring.

Utility Porch

7'3 x 3' (2.21m x 0.91m)
Upvc half glazed entrance door to the side garden. Upvc double glazed window. Laminate flooring.

Bathroom

6'6 x 5'5 (1.98m x 1.65m)
Upvc frosted double glazed window. Suite comprising panelled bath, vanity unit with wash hand basin and cupboard below, close coupled WC. Localised tiling. Extractor fan. Radiator. Vinyl flooring.

Bedroom

10'2 x 9'7 (3.10m x 2.92m)
Upvc double glazed window. Built in triple wardrobes. Fitted dressing table and matching bedside cabinets. Radiator. Door to en-suite.



En-Suite Shower Room

Upvc double glazed obscure window. Suite comprising walk-in shower cubicle with mains shower, vanity unit with wash hand basin and cupboard below and close coupled WC. Radiator. Vinyl flooring.

Bedroom

9'6 x 9'6 (2.90m x 2.90m)
Upvc double glazed bow window. Fitted triple wardrobe. Fitted chest of drawer unit and fitted glass display cabinet. Radiator.

Garden

Wraparound garden. Flower and shrub borders. Raised decked seating area to the rear of the home. Outside tap. Storage shed. Enclosed with fencing.

Tenure

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

Council Tax

Band A: £1560.96 2025/26 - we suggest interested parties make their own investigations.

Dimensions

Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

Adaptions

There are no adaptions to this property.

Agent's Note

Ground rent £209.50 per month which includes water rates.

One dog is allowed on this site.

Residents' Parking

Parking area close by the home, there is also visitor's parking on site.

