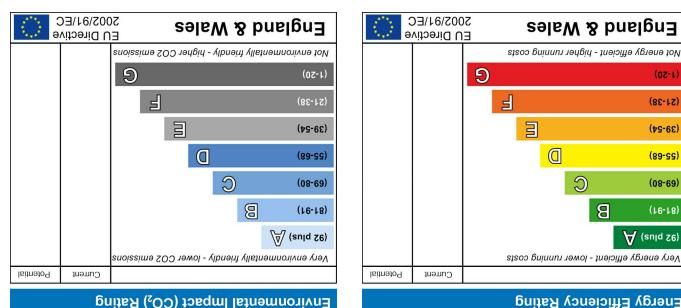




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80 Applegarth Park Seasalter Lane
Seasalter, Whitstable, CT5 4BZ

Working for you and with you

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

This 40 x 10 park home is located on the very popular Applegarth Park which offers affordable tranquil living for the over 50's. The accommodation has been uplifted by the current owners to include a new kitchen and new flooring throughout and comprises 2 bedrooms, lounge, kitchen/diner and shower room.

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, a local convenience store is located nearby in Faversham Road (0.1 miles) with Estuary View Medical Centre and pharmacy approximately a mile away. Bus services to Whitstable, Herne Bay and Faversham are also available in Faversham Road. with Prospect Retail Park (Aldi, Marks & Spencer Foodhall, Home Bargains, Halfords and Pets at Home (1.1 miles)).

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 bakeries, butchers, greengrocers, chemists and a range of independent retailers. The Horsebridge Centre hosts a wide variety of community activities and The Playhouse Theatre has a regular programme of plays and musicals.

Tesco Superstore is 2.6 miles.

Whitstable mainline railway station provides fast and frequent links to both London St Pancras & London Victoria and the A299 provides easy access to the A2/M2.

£95,000



Enclosed Porch

Upvc double glazed porch with frosted windows and entrance door.

Entrance Hall

Partially frosted Upvc double glazed entrance door. Radiator. Storage cupboard with shelves.

Lounge

10'6 x 9'7 (3.20m x 2.92m)

Upvc frosted double glazed entrance door. Upvc double glazed bow window to the front and Upvc double glazed window to the side. Radiator. Electric fire. TV aerial point. Carpet.

Kitchen/Diner

9'7 x 9'2 (2.92m x 2.79m)

Upvc double glazed windows to both sides. Matching range of wall, base & drawer units. Inset stainless steel sink unit. Space for gas cooker. Extractor hood. Space for washing machine and fridge/freezer. Cupboard housing Baxi central heating gas boiler. Radiator. Wood effect laminate flooring.

Bedroom 1

7'9 to wardrobes x 7'1 (2.36m to wardrobes x 2.16m)

Upvc double glazed window to the rear. Fitted triple wardrobe. Radiator. Carpet.

Bedroom 2

8'1 x 7'1 (2.46m x 2.16m)

Upvc double glazed window to the side. Radiator. Carpet.

Shower Room

5'5 x 5'2 (1.65m x 1.57m)

Upvc double glazed frosted window to the side. Suite in white comprising shower cubicle with fixed head mains shower, pedestal wash hand basin and close coupled WC. Partially tiled walls. Radiator. Vinyl flooring.

Gardens

Wraparound gardens mainly laid to lawn with planted borders. Paved pathway. Storage shed with power.

Residents' Parking

There is ample on site parking.

Tenure

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

Council Tax Band

Band A: £1,464.52 2024/25 - we suggest interested parties make their own investigations.

Agent's Note

The current pitch fee is £193.00 per month which includes the water supply.

