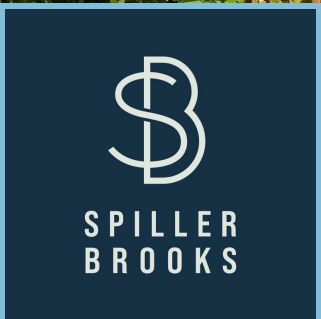




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24 Woodlands Estate
Blean, Canterbury, CT2 9JW



Working for you and with you

24 Woodlands Estate Blean, Canterbury, CT2 9JW

WOODLANDS PARK SITS ADJACENT TO BLEAN HISTORIC WOODLANDS offering a lovely countryside feel yet with the advantages and convenience of amenities within easy reach.

Blean village is situated on the outskirts of Canterbury with regular bus service located just outside the park entrance to the local towns of Whitstable, Herne Bay and Canterbury.

CHAIN FREE this 40' x 10' Stately Richmond home comprises entrance porch, inner hall, open plan lounge, diner and kitchen, shower room and bedroom.

The enclosed low maintenance rear garden has a variety of paving and shingle borders. The side garden is shingled and there is a useful shed with power and light.

Residents' and visitors' parking is located close by.

The historic city of Canterbury has an extensive shopping centre with the main high street brands and a large array of independent shops. It also offers a farmers market and two mainline railway stations, including the high speed link service to St. Pancras. The seaside town of Whitstable is again a short drive (or bus ride) away (3.8 miles) and offers independent shopping, a working harbour and seaside walks. Blean itself has a doctors' surgery, a post office/village store, garden centre and public house/restaurant.

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

£115,000



Open Plan Lounge/Diner/Kitchen

21'7 x 9'5 (6.58m x 2.87m)

Lounge area 9'5 x 9'5

Kitchen/Diner area 12'2 x 9'5

Bedroom

10'10 x 9'4 (3.30m x 2.84m)

Shower Room

6'9 x 6'7 (2.06m x 2.01m)

Storage Shed

Wrap Around Garden

Council Tax Band

Band A: £1598.66 2026/27- we suggest interested parties make their own investigations.

Tenure

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

Parking

Residents' and visitors' parking.

Agents' Note

Ground rent £217.00 per month which includes water rates.

Pets

One dog is permitted.

Dimensions

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

Adaptations

There are no adaptations to this property.

Location & Lifestyle Amenities

The village of Blean is situated on the outskirts of Canterbury with regular bus service located just outside the park entrance to the local towns of Whitstable, Herne Bay and Canterbury.

Blean has a doctors surgery, village store, public house, garden centre and restaurant/coffee shop.

The historic city of Canterbury has an extensive shopping centre with the main high street brands and a large array of independent shops. It also offers two mainline railway stations, including the high speed link to St. Pancras.

The seaside town of Whitstable is again a short drive (or bus ride) away (3.8 miles) and offers independent shopping, a working harbour and coastal walks.

