

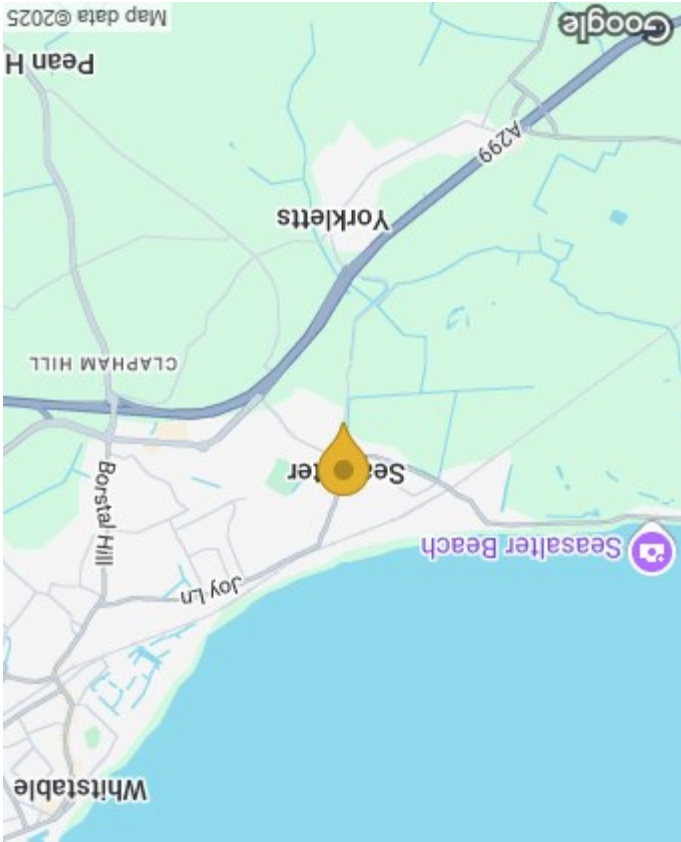


VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

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

England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	
(91-100)	
Very environmentally friendly - lower CO ₂ emissions	
Current	Potential

England & Wales	
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85 Applegarth Park Seasalter Lane
Seasalter, Whitstable, CT5 4BZ

Working for you and with you



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

Located on the very popular Applegarth Park, this home provides affordable tranquil living for the over 50's

The property is being offered for sale with no onward chain.

Accommodation comprises lounge, kitchen, shower room and bedroom. Outside there is a useful storage shed and wrap around low maintenance garden predominantly shingled with paved seating area. There is residents' parking close by.

The coast is less than a mile away and can be reached on foot together with a convenience store nearby in Faversham Road (485m) and 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. The A299 provides easy access to the A2/M2.

Applegarth Park is fully residential and located just a few miles west of the heritage town of Whitstable.

£75,000



Entrance Porch

Upvc double glazed entrance door. Upvc double glazed windows to the side and rear.

Hallway

Cupboard housing electric consumer unit.

Kitchen

9'8 9'1 narrowing to 7'6 (2.95m 2.77m narrowing to 2.29m)
Upvc double glazed windows to both sides Range of wall, base and drawer units. Laminate worktop with inset sink and mixer tap. Localised tiling. Washing machine and gas cooker. Extractor fan. Cupboard housing hot water cylinder.

Lounge

12' x 9'8 (3.66m x 2.95m)
Upvc double glazed bow window to the front. Upvc double glazed window to the side. Upvc obscure glazed entrance door. Storage radiator. Electric fire. Television and telephone points.

Bedroom

9'10 x 9'9 to wardrobes (3.00m x 2.97m to wardrobes)
Upvc double glazed window to the rear. Storage heater. Sliding mirror wardrobes and additional wardrobe storage with drawer unit and mirror above.

Shower Room

5'6 x 5'2 (1.68m x 1.57m)
Upvc double glazed frosted window to the side. Suite comprising shower cubicle with wall mounted Dimplex shower. Pedestal wash hand basin. Close coupled WC. Dimplex wall mounted electric heater.

Garden

Low maintenance shingled garden which wraps around the home. Variety of shrubs. Patio area. Shed with power and light. Paved pathway to the entrance door. Ramp to the lounge entrance door.

Residents' Parking

On site residents' parking and ample visitor parking.

Dimensions & Floorplans

Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

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
May we suggest that interested parties make their own investigations

Agent's Note

Ground rent £209.50 per month which includes water rates.

Please note one dog is permitted on this site.

