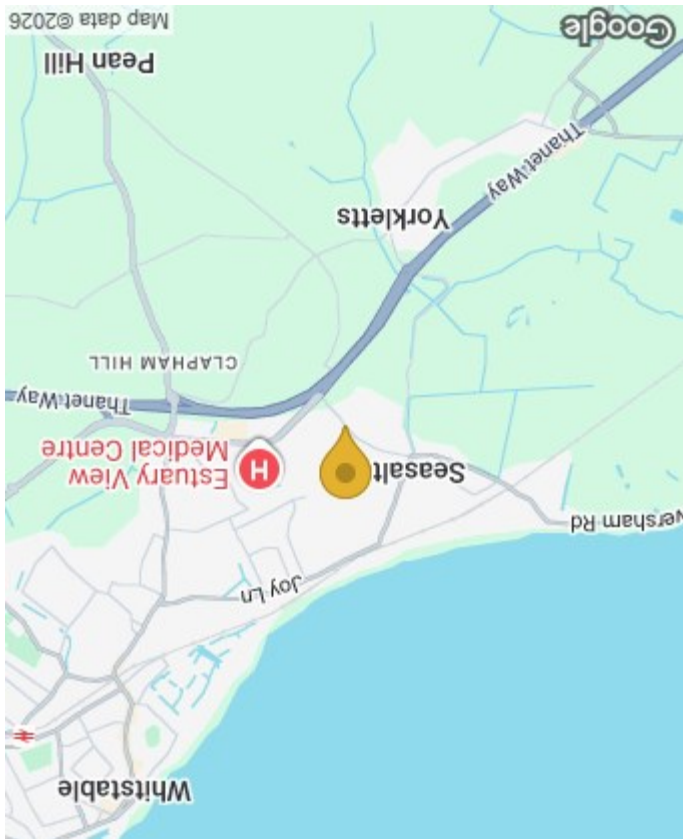




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk



14 Rowan Tree Church Lane
Seasalter, Whitstable, CT5 4BU



Working for you and with you

**14 Rowan Tree Church Lane
Seasalter, Whitstable, CT5 4BU**

CHAIN FREE SALE

Embrace a relaxed way of life and enjoy the true benefits of park home living on Rowan Tree Park, a small, quiet development exclusively for the over 50's.

Located close to the popular seaside town of Whitstable in Kent, the coast is less than a mile away and can be reached on foot together with a convenience store nearby in Faversham Road (485m). Bus services to Whitstable, Herne Bay and Faversham are also available in Faversham Road.

This home benefits from mains gas central heating, double glazing and no onward chain. The comfortable accommodation comprises entrance hall, lounge, kitchen/diner, two bedrooms and shower room.

The gardens surround the park home and there is dedicated parking on site and visitors' parking at the entrance to the park.

Estuary View Medical Centre/Minor Injury Unit and Pharmacy is approximately 0.5 miles with Prospect Retail Park (Aldi, Marks & Spencer Foodhall, Home Bargains, Halfords and Pets at Home (0.7 miles)). Tesco Superstore is 1.9 miles and the A299 Thanet Way provides easy access to the A2/M2.

£125,000



Entrance Hall

Kitchen/Diner

11'7 x 8'10 (3.53m x 2.69m)

Lounge

13'7 x 11'7 (4.14m x 3.53m)

Shower Room

7'4 x 4'6 (2.24m x 1.37m)

Bedroom

9'9 x 8'3 (2.97m x 2.51m)

Bedroom

8'8 x 7'9 (2.64m x 2.36m)

Gardens

Wraparound gardens mainly laid to lawn. Paved pathway and patio area. Storage shed.

Residents' Parking

There is ample on site parking.

Agent's Note

Ground rent £228 per month which includes water and sewerage rates.

Please note no pets are permitted on this site.

There are no adaptations for accessibility at this property.

Council Tax

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

Tenure

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

Dimensions

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

