



52 Woodlands Estate, Honey Hill, Blean, Canterbury, Kent, CT2 9JN



...Recently upgraded and modernised this 2 bedroom home built in 1992 is located on a popular static park Residential site en-route to Canterbury and Whitstable . The Residential park is owned and controlled by KEAT FARM CARAVANS LTD. Nicely positioned on the edge/entrance of the site but set back from the main road with easy access to the bus route to Whitstable & Canterbury .Transport is advised to any would -be purchaser(s) as the area is in a semi -rural setting .Features bottled gas for central heating and hot water . Double glazing installed in Dec .2023 .No off road parking at the property but full time parking spaces are only a few metres away (non allocated). Pet restriction is in force but you are advised to make your own enquiries by contacting the site office/manager prior to viewing .REASONABLE SITE FEES ARE PAYABLE -CASH BUYERS ONLY

Offers In The Region Of £165,000 Freehold



Enclosed Entrance Porch (Steps)

Fully double glazed .New double glazed door to Kitchen .

Door To Kitchen

10'4" max x 9'3" max (3.16m max x 2.83m max)

Range of base units and wall cupboards , Quartz sink unit with mono mixer tap , ,Beko hob, integrated electric oven , integrated fridge /freezer ,black period style radiator , opening to Dining Room

Dining Room

9'10" approx x 7'4" approx (3.02m approx x 2.26m approx)

Double glazed side window. built in cupboard housing newly installed Worcester boiler for gas central heating and hot water ,power points, radiator, archway to Lounge

Front Lounge

18'10" approx x 11'0" aprox. (5.76m approx x 3.36m aprox.)

Double aspect room, New double glazed door and steps to side garden . , power points ,2 radiators, tv point ,ceiling fan with light

Small (Inner lobby)

Bathroom/WC

6'3" max x 5'7" max (1.93m max x 1.71m max)

Panelled bath with mixer tap and shower attachment , vanity washbasin, low level wc suite, medicine cabinet incorporating shaver point with mirror and light ,electric wall heater

Back Bedroom

9'10" x 9'5" (3m x 2.88m)

Power points , radiator, tv point

Back Bedroom

7'8" excl wardrobes x 6'11" (2.36m excl wardrobes x 2.13m)

Radiator, power points

Outside

Surround garden ,shed .

NOTES

Site fee £176 per month including water in only. (please check current service charge costs) No cats allowed. 1 SMALL dog allowance only. NO PERSONS UNDER THE AGE OF 50 .



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

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