



**Connells**

Bridge Country Park Faversham Road  
Seasalter Whitstable



# Bridge Country Park Faversham Road Seasalter Whitstable CT5 4BQ

for sale from  
**£45,000**



\*\*\*PRICES STARTING FROM £45,000\*\*\*

Come to take a look around Bridge Country Park, a very well maintained holiday park in the sought after village of Seasalter on the edge of Whitstable's famous seaside town.

The units are brand new, sold with no chain and comprise of a spacious living dining room with modern fitted kitchen, plenty of built in storage, TV units and sofa bed.

There are two comfortable bedrooms with built in cupboards and storage space along with a shower room with shower, WC and wash hand basin.

The site enjoys ample parking for owners and visitors and is moments' walk away from local amenities, take aways and Whitstable sea front.



Further information is available on request and viewings are available immediately.

## ACCOMMODATION

### Lounge / Kitchen

17' 5" Max x 11' 9" Max ( 5.31m Max x 3.58m Max )

Brand new, fully fitted kitchen with modern wall and base units, work surface over, sink and drainer. integrated fridge freezer, hob and oven. Laminate flooring and space for dining table and chairs.

Lounge area with built in side boards, TV unit and storage. Carpet, built in seating with pull out beds.

### Bedroom One

11' 9" Max x 7' 9" Max ( 3.58m Max x 2.36m Max )

Built in storage cupboards, window, carpet

### Bedroom Two

9' 9" Max x 9' 7" Max ( 2.97m Max x 2.92m Max )

Carpet, window.

### Shower Room

8' 4" Max x 6' 9" Max ( 2.54m Max x 2.06m Max )

Brand new shower cubicle, WC and wash hand basin. Window and heated towel rail.

### Disclaimer

This is a holiday home based within a non-residential park with a license of 8 months. This cannot be your main residential address.

### Agent's Note

The Mobile Homes Act 2013 places a number of obligations on both sellers and buyers to follow a set procedure when completing the process and we recommend using a solicitor. Sites often have requirements specific to the purchase of a property and to 'the site' in general, including paying the site owner's commission. Intending purchasers should satisfy themselves about any such requirements.



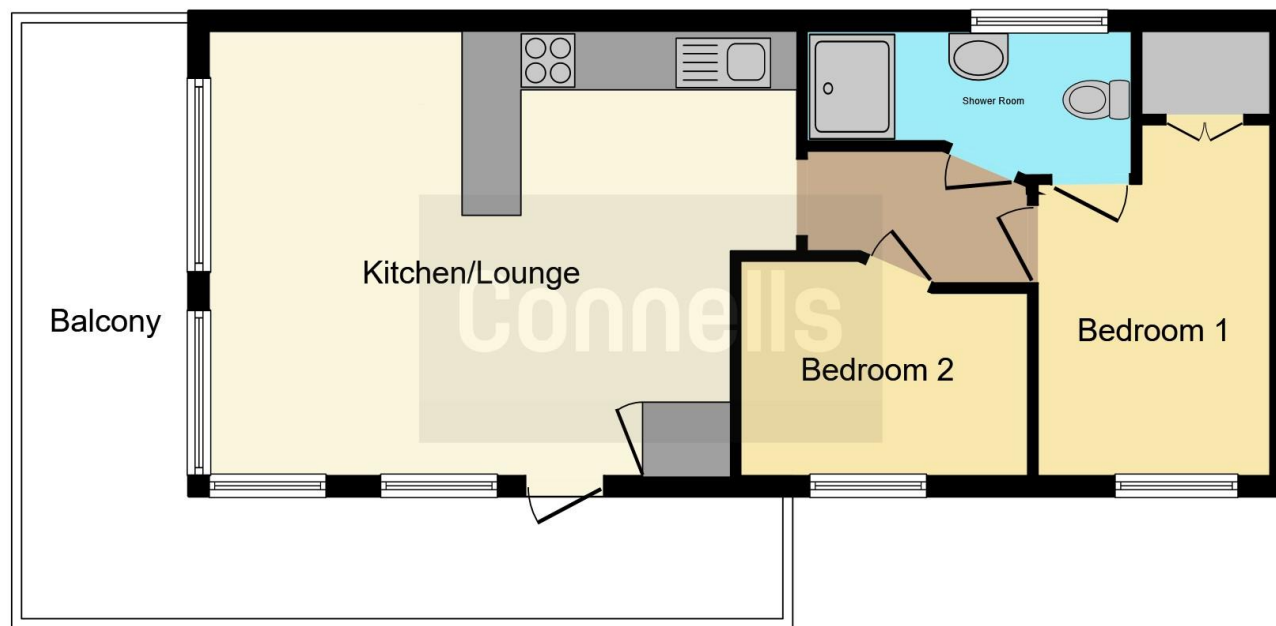












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [faversham@connells.co.uk](mailto:faversham@connells.co.uk)**

7 Market Place  
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**EPC Rating: Exempt**

Tenure:

**view this property online [connells.co.uk/Property/FAV102956](http://connells.co.uk/Property/FAV102956)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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