



**Connells**

Homing Park Church Lane  
Seasalter Whitstable



# Homing Park Church Lane Seasalter Whitstable CT5 4BU

for sale offers in the region of  
**£21,500**



Connells are delighted to offer for sale this very well presented, three bedroom, detached holiday home set within Homing Park in the sought after village of Seasalter. The park is ideally located being moments' walk away from local amenities including shops, take away's and Whitstable's famous coast line. Lovely summer walks along the promenade and beach front through to Whitstable town and main road networks to Canterbury and Ashford. The park has a license for use over ten months of the year with a closure for 7 weeks from January to March.

The home itself is an eight berth, fully detached, surrounded by communal grassed gardens and ample parking on site for owners and visitors. In to the front door you are immediately welcomed by the modern fitted kitchen with dining and seating area, complete with integrated fridge freezer, washing machine and dishwasher.

The room opens in to a spacious lounge area with windows to all sides taking advantage of views across the scenery to the coast. There are multiple built in units and seating area with pull out sofa bed.



To the rear of the unit you will find the three bedrooms, each of which with some built in storage to each room. The home is finished with a modern shower room and separate WC.

Homing Park also enjoys an onsite management team and facilities including restaurant, seating and patio areas, swimming pool and tennis courts. An ideal escape and change of lifestyle in a great location.

See Agent's Note Below.

## ACCOMMODATION

### Lounge/Kitchen

17' 5" x 11' 10" ( 5.31m x 3.61m )

Modern fitted kitchen, matching wall and base units, work surface over, sink and drainer, integrated fridge freezer, dishwasher, washing machine.

Built in dining table and seating, 'U' shape seating in living room with pull out sofa bed, electric fire place, windows to all sides.

### Bedroom One

9' 3" x 6' 8" ( 2.82m x 2.03m )

Window, Radiator, Carpet, Storage

### Bedroom Two

8' 4" x 4' 11" ( 2.54m x 1.50m )

Window, Carpet, Radiator

### Bedroom Three

8' 5" max x 5' 9" max (2.57m max x 1.75m max)

Carpet, window, radiator

### Bathroom

Shower cubicle, WC, window

### Disclaimer

This is a holiday home based within a non-residential park with a license of 10 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 owners commission. Intending purchasers should satisfy themselves about any such requirements.



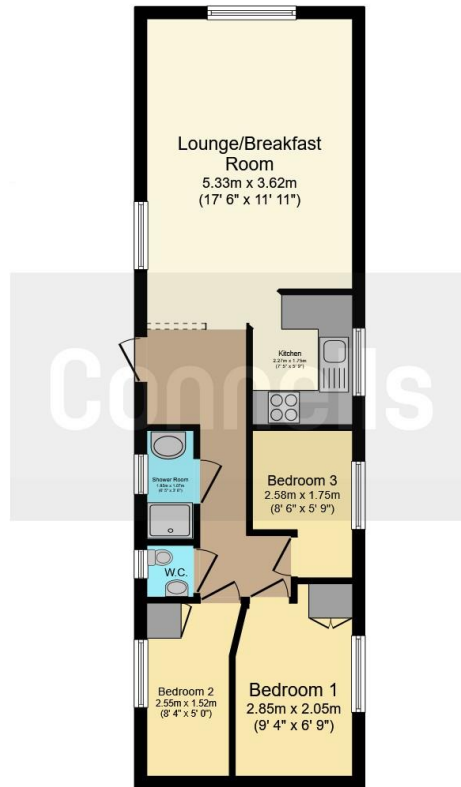












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

**T 01795 533544**  
**E [faversham@connells.co.uk](mailto:faversham@connells.co.uk)**

7 Market Place  
 FAVERSHAM ME13 7AG

EPC Rating:  
 Exempt

Tenure:

**view this property online [connells.co.uk/Property/FAV103007](http://connells.co.uk/Property/FAV103007)**

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: FAV103007 - 0008