

for sale

£75,000



Sea View St. Johns Road Whitstable CT5 2RY

A wonderfully presented, two bedroom, fully detached holiday home set within a highly regarded park in a sought-after location. A ready-made investment or holiday home sold with all fixtures and fittings, enjoying communal gardens, parking, Clubhouse, swimming pool and on site facilities.



Minutes' walk away from Whitstable's famous sea front, this spacious and impeccably presented, two bedroom holiday home is offered with no chain.

Set in the highly regarded Sea View Holiday Park positioned between the coastal towns of Whitstable and Herne Bay, this fully detached home comes complete with all fixtures and fitting making this a ready made investment and ideal for a family getaway. The park itself enjoys its own facilities including a Clubhouse with restaurants and seating areas, play parks and swimming pool. There is plenty of parking near to the unit with another communal car park near the entrance.

On entering the holiday home you find the open plan lounge, dining room kitchen with built in seating area complete with pull out bed, dining table and fully fitted kitchen with integrated fridge freezer, dishwasher and microwave. There is a twin bedroom with built in storage, a double room with built room storage and an en suite cloakroom and a modern, family shower room. The property also boasts double doors from the lounge to a front balcony and a larger side balcony with seating area taking in the views.

As an active Air BnB this park home also offers an ideal business opportunity perfect for investors or those looking for a secondary income. Viewings are available immediately, please contact our office for further information.



ACCOMMODATION

Entrance

Front door, storage cupboard, through to kitchen

Kitchen

14' 8" Extending to lounge x 5' 7" Widening to lounge (4.47m Extending to lounge x 1.70m Widening to lounge)

Fully fitted kitchen, matching wall and base units, work surface over, sink and drainer, integrated electric oven, gas hob and extractor fan. Integrated fridge freezer and dishwasher, microwave, Side window

Lounge Dining Room

16' 11" Max x 11' 9" (5.16m Max x 3.58m)

Open plan living room and dining room, carpeted, three windows, double doors to front balcony, electric fire, built in sofa with pull out bed, built in side boards and cupboard space.

Bedroom One

10' 11" Max x 8' 2" Max (3.33m Max x 2.49m Max)

Carpet, radiator, window, built in storage.

En Suite

WC, wash hand basin, window

Bedroom Two

8' 2" x 6' 1" (2.49m x 1.85m)

Carpet, radiator, window, built in storage

Bathroom

Shower cubicle, WC, wash hand basin, towel rail, window.

Outside

Raised decking with seating area

Disclaimer

This is a holiday home based within a non-residential park with a license of 11 months of the year. February is the month you cannot stay or have guests. So, 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

To view this property please contact Connells on

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Property Ref: FAV102990 - 0005

Tenure:

EPC Rating: Exempt

view this property online connells.co.uk/Property/FAV102990

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.

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