



Connells

Alberta Holiday Park Faversham Road
Seasalter Whitstable

Alberta Holiday Park Faversham Road Seasalter Whitstable CT5 4BJ

for sale offers in excess of
£75,000



Property Description

Offered to the market with no onward chain is this very modern, less than two year old holiday home positioned in the ever popular Alberta Holiday Park in Whitstable. The park enjoys its own on site amenities including outdoor swimming pool, children play area, clubhouse with seating and restaurant,

The unit is very well presented throughout, a six berth home, sleeping up to 8 people. An ideal investment to rent every year or to use as a family retreat. In to the front door, an entrance area leads to a modern fitted kitchen, complete with all integrated appliances and plenty of storage. The open plan lounge dining room enjoys a bay window to the front and windows on all sides.

To the rear, you will find three bedrooms, all with some built wardrobe space, the main bedroom also boasting its own en suite cloakroom with WC and basin. The main shower room has matching suite of shower cubicle, WC and wash hand basin.

To the outside, the home is surrounded by grass and has its own private raised decking area, ideal for summer days and nights, barbecues and entertaining.

Moments walk away are local amenities including take away's, shop and Whitstable's famous sea front with wonderful coastline walks along the promenade and further shops.

Accommodation

Entrance Hall

Door to front, radiator, carpet.

Open Plan Living Room

12' 7" x 12' 6" (3.84m x 3.81m)

Bay window to front, double doors to decking area. Electric fire and surround, Window. Open to:

Kitchen

12' 7" x 8' 6" (3.84m x 2.59m)

Window. Fitted kitchen with wall & base units, work surfaces over sink/drain. Integrated washing machine, dishwasher, fridge/freezer. Boiler. Gas hob, electric oven, extractor fan.

Bedroom One

10' 7" max x 7' 10" max (3.23m max x 2.39m max)

Window. Radiator. carpet. Built in storage/wardrobe.

En Suite

Window, radiator. WC Washbasin.

Bedroom Two

8' 1" x 6' 7" (2.46m x 2.01m)

Window, carpet and storage.

Bedroom Three

6' 6" x 6' 1" (1.98m x 1.85m)

Window, radiator. Carpet. Built in storage.

Shower Room

Window. Towel rail. WC, washbasin. Shower cubicle.

Outside

Decked area to front and side. Steps to door.

Disclaimer

This is a holiday home based within a non-residential park with a license of 10 1/2 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

To view this property please contact Connells on

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EPC Rating:
 Exempt

Tenure:

view this property online connells.co.uk/Property/FAV103069

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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