

for sale

offers in excess of **£40,000**



## Rowan Bank Church Lane Seasalter CT5 4BU

**SOLD WITH NO ONWARD CHAIN**, this very well maintained two-bedroom holiday home is positioned on a highly thought after holiday park complete with onsite facilities, communal gardens and parking. Comprising open lounge dining room, modern kitchen, shower room and two bedrooms.





A great opportunity to purchase a very modern and well-presented holiday home positioned in a beautifully maintained holiday park.

Moments away from the sought after village of Seasalter, the park itself enjoys on site facilities and clubhouse with restaurant, seating area, children's play areas, gardens and ample parking. The locality provides easy access to the local amenities, take away's and sea front with picturesque surroundings.

The home provides a generous, open plan living area with built in seating complete with pull out bed and dining area. There is a modern fitted kitchen with an array of fitted units, work surface, integrated oven and hob.

There are two double bedrooms complete with built in storage cupboards and finished with a shower room.

Sold with no onward chain, viewings are recommended to appreciate all on offer.



## ACCOMMODATION

### Lounge

14' x 11' 7" ( 4.27m x 3.53m )

Triple windows plus floor to ceiling window, electric fire and surround. Carpet. Radiator. Sofa with pull-out bed.

### Kitchen

7' x 7' 7" ( 2.13m x 2.31m )

Fitted kitchen with wall & base units, Fridge/freezer, electric oven/hob, extractor fan, dual gas grill. Integrated microwave. Boiler. Window.

### Bedroom One

8' x 7' 11" ( 2.44m x 2.41m )

Window. Carpet, dressing table. plus:

### Dressing Area

3' 5" x 3' 8" ( 1.04m x 1.12m )

### En Suite

WC, washbasin and window.

### Bedroom Two

7' 7" x 5' 7" ( 2.31m x 1.70m )

Window, Radiator. carpet. Storage cupboard.

### Bathroom

WC, washbasin and shower cubicle, Electric radiator. Storage.

### Site

The site provides communal parking and garden areas and is within easy reach of local amenities spread through the Seasalter village and walking distance to Whitstable along the beach.

## Disclaimer

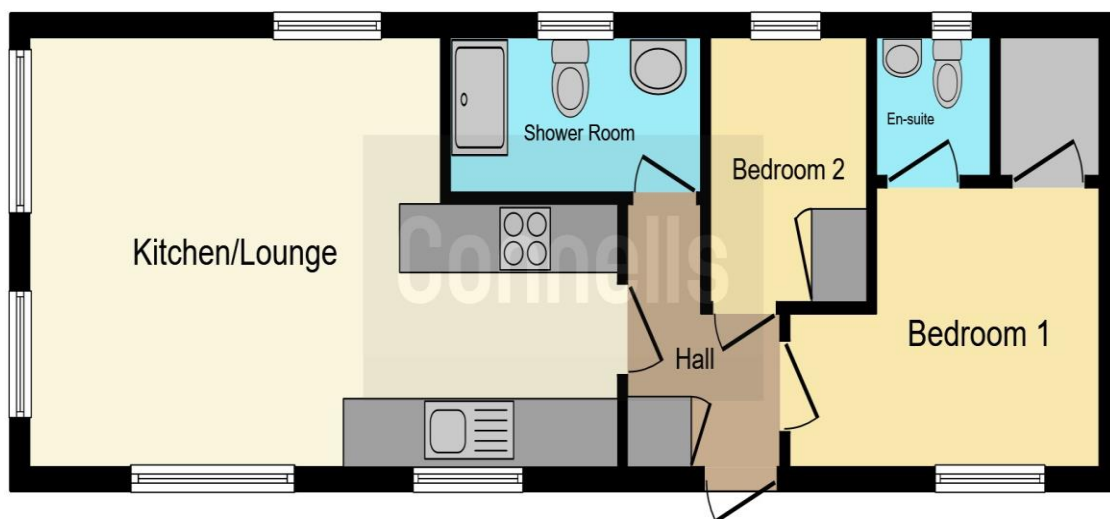
This is a holiday home based within a non-residential park with a license of 10 months. This cannot be your main residential address.

## 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)

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Property Ref: FAV103079 - 0003

Tenure: EPC Rating: Exempt

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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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