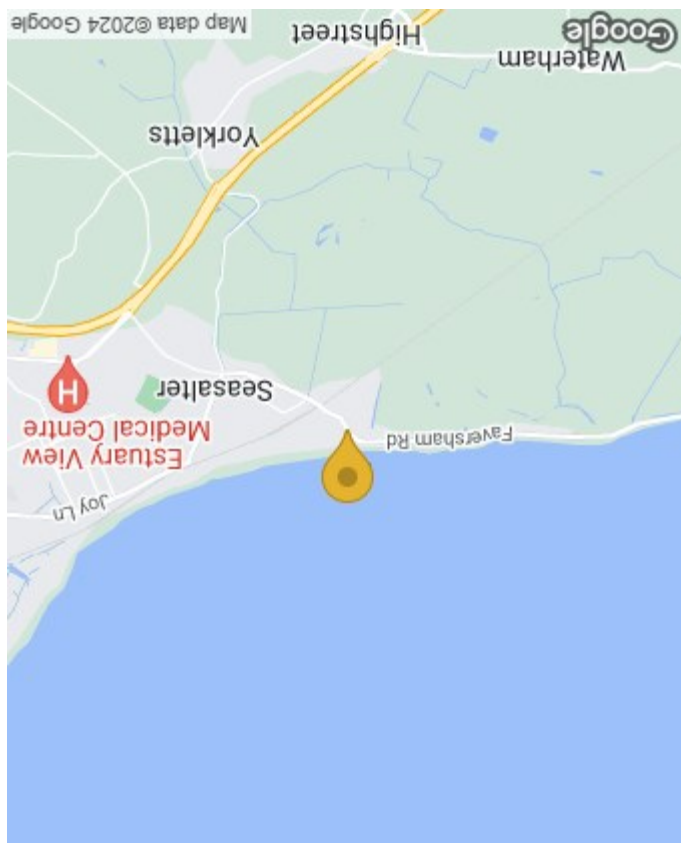
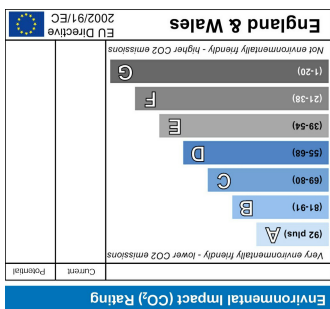
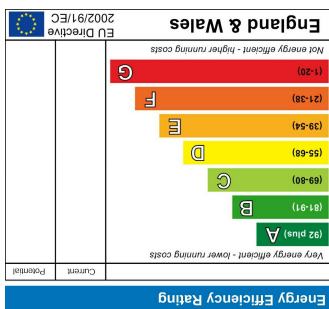




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21 Beach Court Faversham Road  
Seasalter, Whitstable, CT5 4FE



Working for you and with you

## 21 Beach Court Faversham Road Seasalter, Whitstable, CT5 4FE

Offering low maintenance, comfortable and spacious living for the over 50's, Beach Court offers the perfect opportunity to own a seaside home adjacent to Seasalter beach. With a lifestyle change to a slower pace in clean modern surroundings, this home could be exactly what you have been searching for.

This immaculate 2 bedroom park home is on an exclusive gated site with sea views. The accommodation comprises entrance hall, lounge/diner with dual aspect windows which provide a light and airy feel to the room, modern kitchen with integrated appliances, utility room, principal bedroom with en-suite shower room, second bedroom and three piece bathroom.

There is parking for 2 vehicles adjacent to the property and a secluded low maintenance wrap around garden and useful metal storage shed.

From the site there are fabulous views and beautiful sunsets across the Swale Estuary towards the Isle of Sheppey and the beach can be reached on foot via a private gate.

**Offers Invited £275,000**



### Entrance Hall

Upvc entrance door with glazed panels. Radiator. Cloaks cupboard. Thermostat control for central heating. Power point.

### L Shaped Lounge/Diner

17' max x 19'3 max (5.18m max x 5.87m max)

Lounge Area: 10'10 x 17' Two Upvc double glazed bow windows to front. Modern style pebble effect electric fire with feature surround. Two radiators.

Dining Area: 8'9 x 7'11 Upvc double glazed sliding patio doors leading to the raised seating area. Radiator.

### Kitchen

8'10 x 8'5 (2.69m x 2.57m)

Upvc double glazed window to the rear. Range of matching wall, base and drawer units. Worktop with inset sink with mixer tap. Four ring gas hob with integrated extractor over. Integrated electric double oven. Integrated fridge, freezer and dishwasher. Electric plinth heater. Inset downlighters. Laminate wood effect flooring.

### Dedicated Utility Area

9'5 x 5'2 (2.87m x 1.57m)

Upvc double glazed door to the rear garden. Range of wall base and drawer units. Localised tiling. Integrated washing machine. Cupboard housing combination boiler. Inset downlighters. Laminate wood effect flooring.

### Bedroom 1

9'5 x 9'3 (2.87m x 2.82m)

Upvc double glazed window to the rear. Radiator. Door to en-suite shower room and door to walk in wardrobe.

### En-Suite Shower Room

5' x 4'8 (1.52m x 1.42m)

Upvc frosted double glazed window. Suite comprising shower cubicle with mains operated shower unit, floor standing vanity unit with ceramic hand basin and close coupled WC. Fully tiled walls. Radiator.

### Bedroom 2

9'4 x 7'6 to wardrobes (2.84m x 2.29m to wardrobes)

Upvc double glazed bay window to the front. Fitted wardrobes with hanging rail and shelves. Radiator.

### Bathroom

6'5 x 5'6 (1.96m x 1.68m)

Upvc double glazed frosted window. Suite comprising 'P' shaped bath with mains fed shower attachment, floor standing vanity unit with ceramic hand basin and close coupled WC. Radiator. Airing cupboard with shelves and radiator. Extractor fan. Vinyl flooring.

### Rear Garden

Raised seating area. Wrap around garden predominantly laid to artificial grass with a variety of shrubs and perennial plants. Outside light, power and tap.

### Driveway

Block paved driveway with space for 2 vehicles adjacent to the home.

### Tenure

Tenure: The park home is freehold however ground rent is paid to the site owners for the pitch.

### Council Tax

Band A: £1,464.52 2024/25 - we suggest interested parties make their own investigations.

### Ground Rent & Agent's Note

Ground Rent: Payable per calendar month. Electricity & Gas are billed separately.

Water Rates: Payable per quarter.

Buyer may bring a cat or dog with them.

### Location & Amenities

There is a convenience store nearby in Faversham Road (0.6 miles) and bus services to Whitstable, Herne Bay and Faversham are also available in Faversham Road.

Estuary View Medical Centre/Minor Injury Unit is approximately 1.2 miles with Prospect Retail Park (Aldi, Marks & Spencer Foodhall, Home Bargains, Halfords and Pets at Home) 1.3 miles

Tesco Superstore is 2.8 miles.

The A299 provides easy access to the A2/M2.

The heritage town of Whitstable offers an array of amenities including renowned restaurants, cafes, individual boutiques and water sports facilities. Away from the high street quaint little streets with their fisherman's cottages lead to the pebble beach with its stunning sunsets. Whitstable mainline railway station provides fast and frequent links to both London St Pancras & London Victoria. The market town of Faversham is a short drive or bus ride away.

