

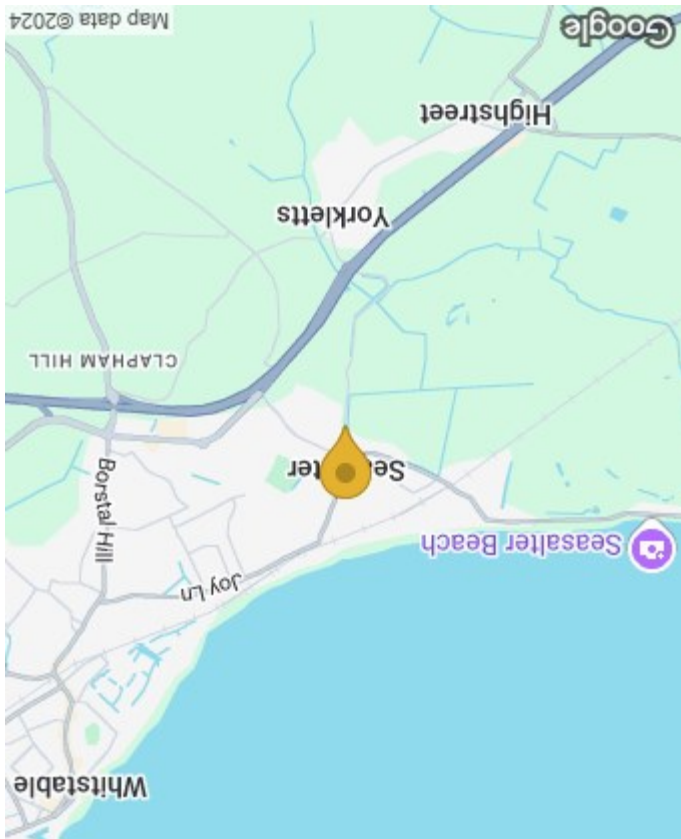


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Energy Efficiency Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
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48 Applegarth Park Seasalter Lane  
Seasalter, Whitstable, CT5 4BZ



Working for you and with you



**48 Applegarth Park Seasalter Lane  
Seasalter, Whitstable, CT5 4BZ**

RETIREMENT LIVING WITH A COASTAL LOCATION

BRAND NEW FULLY FURNISHED PARK HOME WITH VIEWS ACROSS SWALE ESTUARY

Over 50's Residential Park located close to the popular seaside town of Whitstable in Kent.

This brand new 32' x 22' 'Lesko Canterbury' home is offered for sale fully furnished. The bright modern interior has been tastefully decorated to provide a comfortable living space comprising open plan lounge/diner, kitchen, two bedrooms and a bathroom.

Residents' parking is available on site.

One dog is permitted on this park.

The coast is less than a mile away and can be reached on foot together with a convenience store nearby in Faversham Road (485m). Bus services to Whitstable, Herne Bay and Faversham are also available on Faversham Road.

**£275,000**



**Entrance Porch**

**Kitchen**

10'3 x 9'9 (3.12m x 2.97m)

**Lounge**

21' x 9'1 (6.40m x 2.77m)

**Dining Area**

10'5 x 6'1 (3.18m x 1.85m)

**Inner Hallway**

**Bedroom**

10'3 x 11'7 (3.12m x 3.53m)

**Bedroom**

10'3 x 8'4 (3.12m x 2.54m)

**Bathroom**

7' x 5'7 (2.13m x 1.70m)

**Garden**

**Shed**

**Residents' Parking**

**Agent's Note**

The current pitch fee is £205.50 per month (includes water rates).

**Tenure**

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

**Council Tax Band**

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

**Location & Amenities**

The Park is located just a few miles west of the heritage town of Whitstable. The town serves the local community well providing all the basics such as bakeries, butchers, greengrocers, chemists and a range of independent retailers. The Horsebridge Centre hosts a wide variety of community activities and The Playhouse Theatre has a regular programme of plays and musicals.

Estuary View Medical Centre/Minor Injury Unit and Pharmacy is approximately 1 mile.

Prospect Retail Park - Aldi, Marks & Spencer Foodhall, Home Bargains, Halfords and Pets at Home - (1.1 miles).

Tesco Superstore (2.5 miles).

The A299 Thanet Way provides easy access to the A2/M2.

