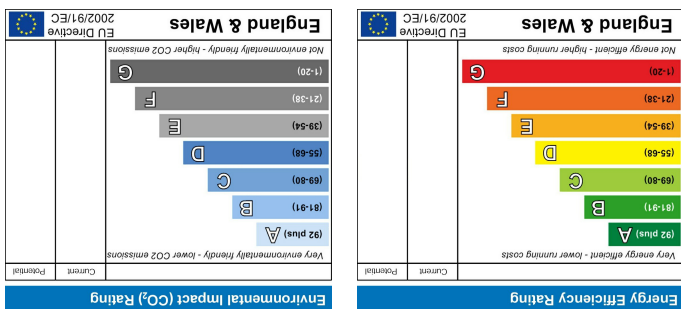
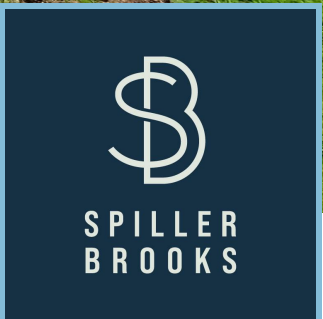




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk



17 Rowan Tree Park Church Lane  
Seasalter, Whitstable, CT5 4BU





## 17 Rowan Tree Park Church Lane Seasalter, Whitstable, CT5 4BU

Embrace a relaxed way of life and enjoy the true benefits of park home living on Rowan Tree Park, a small, quiet development exclusively for the over 50's.

Located close to the popular seaside town of Whitstable in Kent, 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 in Faversham Road.

This home benefits from mains gas central heating and no onward chain. The comfortable accommodation comprises entrance hall, lounge, kitchen, two bedrooms and bathroom.

The gardens surround the park home and there is parking close to the home and visitors' parking at the entrance to the park.

Estuary View Medical Centre/Minor Injury Unit is approximately 1 mile with Prospect Retail Park (Aldi, Marks & Spencer Foodhall, Home Bargains, Halfords and Pets at Home (1.1 miles)). Tesco Superstore is 2.5 miles and the A299 Thanet Way provides easy access to the A2/M2.

**£84,000**



### Entrance Hall

Upvc glazed entrance door. Radiator. Telephone point.

### Kitchen

11'7 x 10'4 (3.53m x 3.15m)

Two Upvc glazed windows. Range of matching wall, base and drawer units. Work surface. Inset gas cooker, fridge/freezer and washing machine. Cupboard housing Worcester combination gas boiler. Radiator. Laminate flooring. Carpet.

### Lounge

11'7 x 10'4 (3.53m x 3.15m)

Two Upvc glazed windows and Upvc glazed frosted front door. Feature fireplace with inset gas fire (not tested) with ornamental surround. Radiator.

### Bedroom

9'11 to wardrobe x 7'04 (3.02m to wardrobe x 2.24m)

Upvc glazed window. Range of fitted wardrobes and overhead units. Vanity unit with mirror above. Cupboard with shelves. Radiator. Carpet

### Bedroom

7'1 x 3'11 (2.16m x 1.19m)

Upvc glazed window. Fitted cupboard. Radiator.

### Bathroom

8'11 4'3 (2.72m 1.30m)

Upvc glazed frosted window. Suite comprising panelled bath with mixer tap and hand held shower attachment, pedestal wash hand basin and low level WC. Shavers plug and light. Radiator, Vinyl flooring.

### Garden

Lawn to front side and rear of home. Shrub border and paved patio area. Exterior tap.

### Shed

Purpose built shed with power and light.

### Parking

Parking close to the home and visitors' parking at the entrance to the park.

### Tenure

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

### Council Tax

Council Tax Band A

### Ground Rent

Ground Rent : £216.00 per month to include water & sewerage rates.

### Agents Notes

Please be aware that there is mains gas to the property. The vendor has advised us that the boiler was installed in October 2020.

No pets are permitted on this site.

