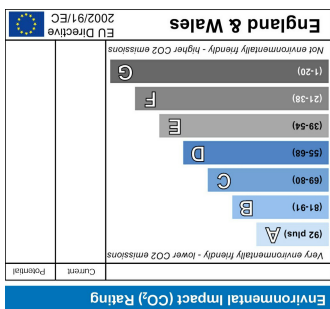
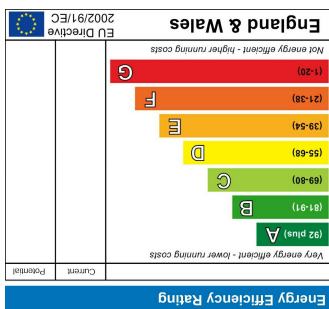




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3 Beach Court Faversham Road  
Seasalter, Whitstable, CT5 4FE



Working for you and with you

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

Located on a popular Residential Park for the over 50's, adjacent to Seasalter beach, this attractive home is situated on the periphery of thriving Whitstable and offers you a wonderful opportunity to enjoy and embrace a coastal lifestyle.

The accommodation comprises entrance hall with a useful storage cupboard, a light and airy lounge/diner with double aspect windows, modern kitchen with integrated appliances, principal bedroom with en-suite cloakroom and walk in wardrobe, second double bedroom with fitted wardrobes and stylish shower room.

From the site there are fabulous views and beautiful sunsets across the Swale Estuary; the shingle beach can be reached on foot via a private gate where you can stroll along the picturesque coastal path to Whitstable.

**£225,000**



#### Entrance Hall

Upvc double glazed door and Upvc double glazed window to the side. Radiator. Cupboard housing Worcester Combination gas boiler and shelving. Further storage cupboard. Thermostat control for central heating. Coved ceiling.

#### Lounge/Diner

21'7 x 14'3 max (6.58m x 4.34m max )

Upvc double glazed French doors to the side, Upvc double glazed bow window to the front and two Upvc double glazed windows to the side and front. Feature electric fire. Two radiators. Ample power points. TV point. Downlighters.

#### Kitchen

12'4 x 9'5 max (3.76m x 2.87m max )

Upvc double glazed door and Upvc double glazed window to the side. Matching range of wall, base and drawer units. Laminate worktop with inset ceramic sink and mixer tap. Induction hob with extractor above and electric single oven below. Integrated fridge/freezer, under counter freezer and dishwasher. Radiator. Power points. TV point. Localised tiling. Downlighters.

#### Shower Room

6'11 x 6'1 (2.11m x 1.85m)

Upvc double glazed frosted window to the side. Suite comprising shower enclosure with mains operated shower, rainwater shower head and hand held shower attachment, vanity unit with inset wash hand basin and concealed cistern WC. Chrome heated towel rail. Radiator. Extractor fan. Downlighters. Mermaid panels to all walls. Tiled floor.

#### Bedroom 1

10'8 x 9'5 (3.25m x 2.87m)

Upvc double glazed window to the side. Radiator. TV point. Power points. Two built-in drawer units. Coved ceiling. Door to walk-in wardrobe. Door to en-suite cloakroom.

#### Walk-in Wardrobe

5'7 x 4'2 (1.70m x 1.27m)

Radiator. Ample shelving. Hanging rail.

#### En-Suite Cloakroom

5'5 x 4'11 (1.65m x 1.50m)

Upvc double glazed frosted window to the rear. Suite comprising wall mounted vanity unit with inset wash hand basin and mixer tap and close coupled WC. The current

owners have removed the shower enclosure in favour of siting the washing machine. We understand the plumbing is in situ to reinstate a shower. Extractor fan. Down lighters. Fully tiled walls and floor.

#### Bedroom 2

10'3 x 9'5 (3.12m x 2.87m)

Two Upvc double glazed windows to the side and rear. Radiator. Built-in wardrobe housing hanging rail and radiator. Power points. Two built-in drawer units. Coved ceiling.

#### Gardens

Gardens surround this home. Predominantly laid to artificial grass. Storage shed. External Tap.

#### Driveway

Block paved driveway with space for 2 vehicles

#### Tenure

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

#### Ground Rent & Agent's Note

Ground Rent: £4,030.94 per annum (Payable per calendar month)

Electricity: £95.00 Payable per quarter in addition to the monthly ground rent.

Water Rates: £100 Payable per quarter in addition to the monthly ground rent.

Buyer may bring a cat or dog with them.

#### Council Tax Band

Band A: £1,464.52 2024/25

We would suggest that interested parties make their own investigations.

#### 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.

