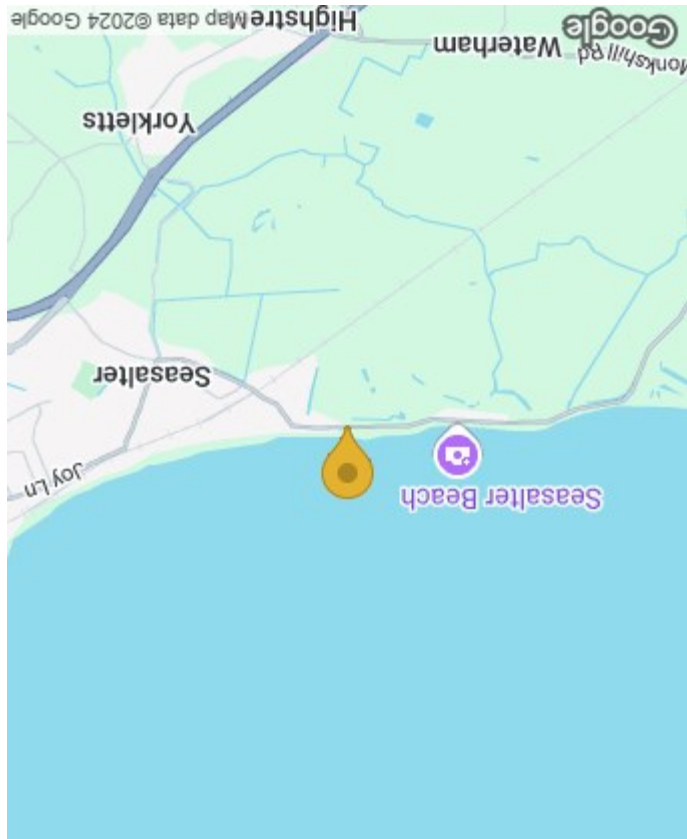
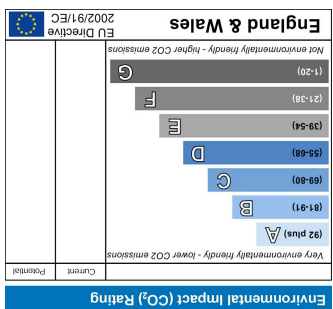
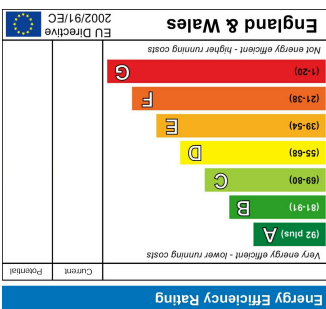
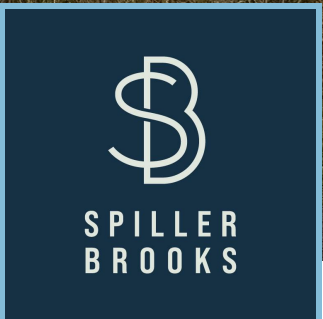




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk



254 Faversham Road
Seasalter, Whitstable, CT5 4BL



Working for you and with you

**254 Faversham Road
Seasalter, Whitstable, CT5 4BL**

FOR SALE VIA SECURE ONLINE BIDDING - TERMS & CONDITIONS APPLY

STARTING BIDS FROM £200,000

THIS PROPERTY WILL BE LEGALLY PREPARED ENABLING ANY INTERESTED BUYER TO SECURE THE PROPERTY IMMEDIATELY ONCE THEIR BID/OFFER HAS BEEN ACCEPTED. ULTIMATELY, A TRANSPARENT PROCESS WHICH PROVIDES SPEED, SECURITY AND CERTAINTY FOR ALL PARTIES.

Rarely available - Two parcels of land under one Title are being offered for sale in Seasalter.

Land 1 provides direct beach access.

Land 2 benefits from a mains water supply and planning permission for the existing summerhouse.

The two parcels of land are approximately 135' x 75' and 135' x 100'.

Seasalter is situated between Faversham and Whitstable on the North Kent coast.

There are an array of amenities in both Faversham and Whitstable with two popular pubs and restaurants nearby.



By Auction £200,000



LAND MEASUREMENTS

Measurements are provided as a guide.

Land 1

130' x 100' (39.62m x 30.48m)

Land 2

130' x 75' (39.62m x 22.86m)

LOCATION & AMENITIES

There is a convenience store in Faversham Road (0.9 miles).

Estuary View Medical Centre/Minor Injury Unit is approximately 1.7 miles.

Prospect Retail Park (Aldi, Marks & Spencer Foodhall, Home Bargains, Halfords and Pets at Home) approx 1.7 miles

The A299 provides easy access to the A2/M2.

ADDITIONAL AUCTIONEER'S COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

Bids can be submitted at any time and from anywhere.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

