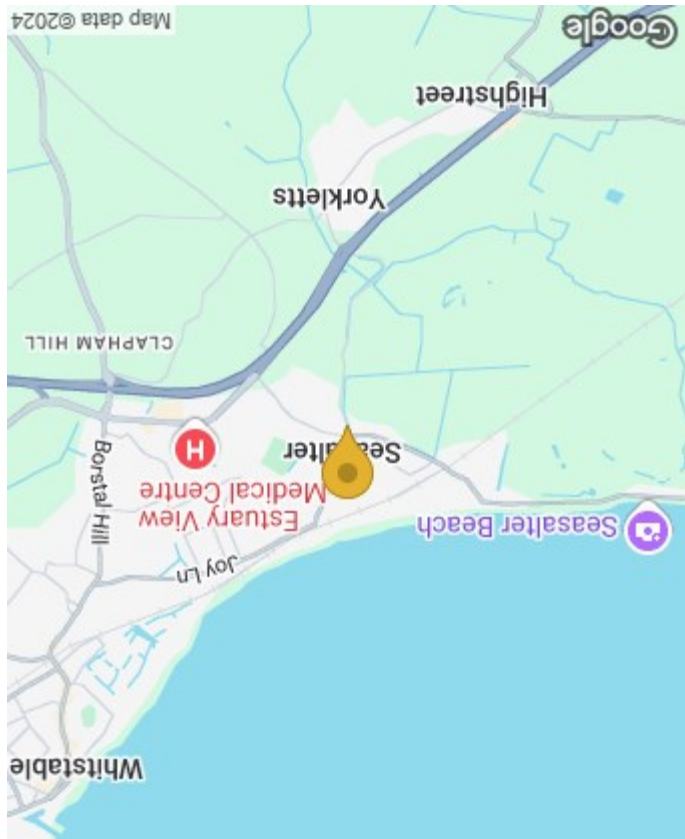




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk



7 Applegarth Park Seasalter Lane
Seasalter, Whitstable, CT5 4BY



Working for you and with you

7 Applegarth Park Seasalter Lane Seasalter, Whitstable, CT5 4BY

The property is being offered for sale with no onward chain and has been priced competitively to reflect the refurbishment required.

The accommodation comprises generous lounge, kitchen, dining room, bathroom and two bedrooms. Outside there is a useful storage shed and wrap around garden predominantly laid to lawn with shrub borders and communal parking close to the home.

From the park there are great views across the Swale Estuary from which beautiful evening sunsets can be enjoyed. The coast is less than a mile away and can be reached on foot with a local convenience store located nearby in Faversham Road (0.3 miles). 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.

The A299 provides easy access to the A2/M2.

Applegarth 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 banks, bakeries, butchers and greengrocers. The Horsebridge Centre hosts a wide variety of community activities and The Playhouse Theatre has a regular programme of plays and musicals.

Please note you must be over 50 to purchase a Park Home. One dog is allowed on this site.

£95,000



Entrance Porch

Upvc frosted double glazed entrance door. Frosted double glazed window to side aspect. Washing machine with worktop surface above. Power points. Laminate flooring.

Kitchen

10'8 x 6'6 (3.25m x 1.98m)

Upvc double glazed window to side aspect. Range of matching wall and base units with ample worktop surfaces. Inset stainless steel sink unit with mixer tap. Gas cooker. Dishwasher. Wall mounted central heating boiler. Laminate flooring.

Dining Area

8'1 x 6'4 (2.46m x 1.93m)

Upvc double glazed window to rear aspect overlooking rear garden. Radiator. Opening to:-

Lounge

17' x 10'8 (5.18m x 3.25m)

Upvc double glazed window overlooking the garden. Upvc double glazed window to the side aspect. Two radiators. Telephone point. Feature fitted fireplace with electric fire. Built-in storage cupboard.

Porch

7'8 x 3'10 (2.34m x 1.17m)

Upvc double glazed sliding patio doors to side garden. Polycarbonate roof. Wall light. Laminate flooring.

Inner Hall

Laminate flooring. Power points.

Bedroom 1

13'1" x 9'4" (3.99m x 2.84m)

L-shaped room. Upvc double glazed window to side aspect. Three built-in wardrobes with over-head cupboards. Radiator. Laminate flooring.

Bedroom 2

9'3 x 7'9 (2.82m x 2.36m)

Upvc double glazed window to side. Fitted wardrobes with bulkhead cupboard. Radiator. Laminate flooring.

Bathroom

6'8 x 5'2 (2.03m x 1.57m)

Upvc frosted double glazed window to side aspect. White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Laminate flooring.

Garden

Wrap around gardens, picket fence enclosed and predominately laid to lawn with a variety of shrubs and flowering cherry tree. Concrete shed with power and light.

Residents' Parking

There is ample on site parking.

Agent's Note

This home has the benefit of mains gas.

The current pitch fee is £205.50 per month which includes the water supply.

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.

