

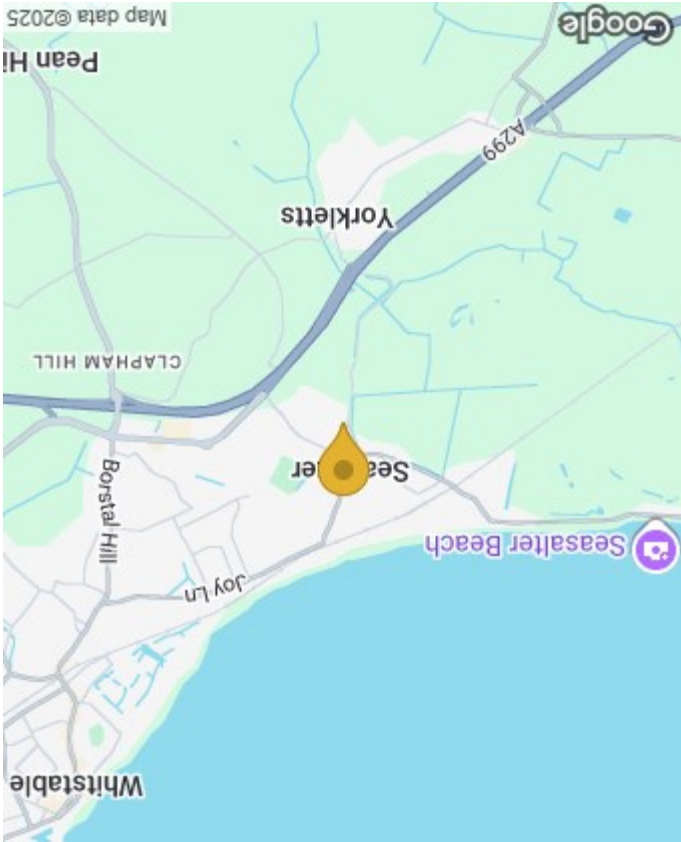


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England & Wales		
EU Directive 2002/91/EC		
Current	Potential	
		Very environmentally friendly - lower CO ₂ emissions (92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
		Not environmentally friendly - higher CO ₂ emissions

England & Wales		
EU Directive 2002/91/EC		
Current	Potential	
		Very energy efficient - lower running costs (92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
		Not energy efficient - higher running costs



102 Applegarth Park Seasalter Lane
Seasalter, Whitstable, CT5 4BZ

Working for you and with you



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RECENTLY REFURBISHED, this park home provides affordable tranquil living for the over 50's.

For sale chain free and located located on the very popular Applegarth Park, the bright modern interior accommodation comprises L shaped open plan lounge, kitchen and dining area, bedroom and contemporary shower room.

Outside there is a useful storage shed and wrap around low maintenance garden predominantly shingled with paved seating area. There is communal parking opposite the home.

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.

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 fully residential and located just a few miles west of the heritage town of Whitstable.

£145,000



Enclosed Porch

7'3 x 3'3 (2.21m x 0.99m)
Upvc double glazed construction. Laminate flooring.
Upvc glazed door to kitchen.

L shape Lounge/Diner/Kitchen

19'1 x 16'5 (5.82m x 5.00m)
Lounge/Diner area 19'1 x 10'2

Door to porch. Two Upvc double glazed windows to the front and Upvc double glazed door with obscure glass to the garden. Two vertical radiators. Laminate flooring.

Kitchen area 7'1 x 6'3

Upvc double glazed window to the side. Range of matching kitchen units with inset stainless steel sink. Electric oven. Electric hob with extractor fan. Washing machine. Laminate flooring.

Bedroom

11'04 x 9'04 (3.45m x 2.84m)
Upvc double glazed window to the rear. Vertical radiator. Cupboard housing Worcester Bosch combination boiler. Laminate flooring.

Shower Room

9'3 x 5'2 (2.82m x 1.57m)
Upvc double glazed frosted window to the rear. Suite comprising large shower enclosure with mains operated shower, rain water shower head, hand held shower attachment. Low level WC. Fully Tiled walls. Chrome heated towel rail. Laminate flooring.

Garden

Low maintenance shingled garden which wraps around the home. Two patio areas. Shed with power and light. Paved pathway to the entrance door.

Residents' Parking

On site residents' parking and ample visitor parking.



Tenure

The park home is freehold however a 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.

Agent's Note

The current pitch fee is £209.50 per month which includes the water supply.

One dog is allowed on this site.

