

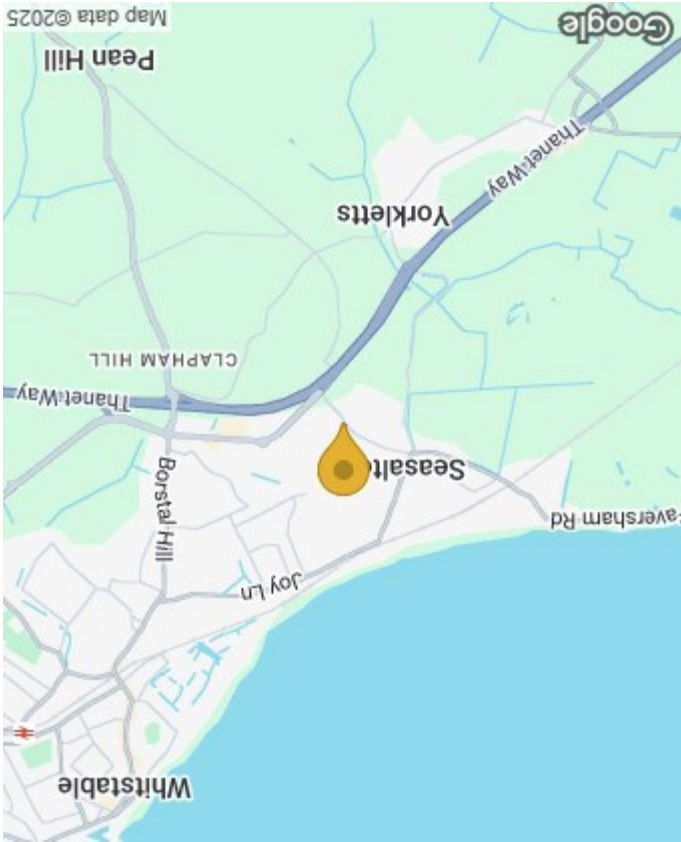


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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO ₂ emissions	A
Not environmentally friendly - higher CO ₂ emissions	G
Current	
Potential	

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
Not energy efficient - higher running costs	G
Current	
Potential	



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



Working for you and with you

**32 Rowan Tree Park Church Lane
Seasalter, Whitstable, CT5 4BU**

Discover the perfect blend of comfort, convenience and community living at Rowan Tree Park – an exclusive development for the over 50s.

This small park offers a relaxed lifestyle, just moments from the beautiful Kent coastline.

Situated 2 miles from the sought-after seaside town of Whitstable, the coast can be reached on foot, and everyday essentials are close by with a convenience store located 0.4 miles away on Faversham Road. Excellent transport links are available with regular bus services to Whitstable, Herne Bay and Faversham.

This well-presented park home is offered with no onward chain and benefits from gas central heating and double glazing throughout. The spacious accommodation includes an entrance hall, lounge, dining room, kitchen, two/three bedrooms, shower room and a main bathroom.

The garden wraps around the property, providing outdoor space to relax and enjoy. Parking is adjacent to the home and additional visitors’ parking is available at the park entrance.

Live at ease in a welcoming community close to the coast – Rowan Tree Park offers the ideal setting for those seeking a restful and convenient lifestyle.

£190,000



Entrance Hall

Upvc double glazed entrance door. Radiator. Thermostatic central heating control. Storage cupboard.

Dining Room

11'5 x 9'10 (3.48m x 3.00m)
Upvc double glazed window. Radiator. Wall lights. Archway to the lounge.

Kitchen

9'4 x 9'2 (2.84m x 2.79m)
Upvc double glazed window. Matching range of wall base and drawer units. Laminate worktop with inset 1½ bowl composite sink with mixer tap and drainer unit. Partially tiled walls. Space for fridge freezer. Cupboard housing central heating boiler. Vinyl flooring. Archway to the dining room.

Lounge

19'4 x 11'3 (5.89m x 3.43m)
Upvc double glazed windows to the front and side aspect. Upvc sliding patio doors to the front which lead onto raised patio area. Modern fire surround with pebble bowl electric fire. Wall lights. Two radiators.

Bedroom 1

13'4 x 9'5 (4.06m x 2.87m)
Upvc double glazed window. Range of fitted wardrobes with hanging space and shelving, overhead fitted cupboards. Radiator.

Bedroom 2

11'8 x 9'5 (3.56m x 2.87m)
Upvc double glazed window. Range of fitted wardrobes with hanging space and shelving, overhead fitted cupboards. Radiator.

Bedroom 3/Study

9'3 x 6'7 (2.82m x 2.01m)
Upvc double glazed door to the rear garden. Upvc double glazed window. Radiator.

Bathroom

6'6 x 5'5 (1.98m x 1.65m)
Upvc double glazed frosted window. Suite comprising panelled bath, pedestal wash hand basin and close coupled WC. Tile effect panelling to walls. Heated towel rail. Vinyl flooring.

Separate Shower Room

6'6 x 4'8 (1.98m x 1.42m)
Upvc double glazed frosted window. Suite comprising walk in shower cubicle with mains shower, fixed rainwater shower head and hand held shower attachment, vanity unit with inset wash hand basin, cupboard below, close coupled WC. Fully tiled walls. Heated towel rail. Vinyl flooring.

Garden

Wraparound garden. Flower and shrub borders. Raised patio seating area to the rear of the home. Outside tap. Storage shed with power and light.

Tenure

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

Council Tax

Band A: £1535.50 2025/26 - we suggest interested parties make their own investigations.

Location & Amenities

Estuary View Medical Centre, Minor Injury Unit – approx 0.6 mile

Prospect Retail Park with Aldi, M&S Foodhall, Home Bargains, Halfords and Pets at Home – approx. 0.7 miles

Tesco Superstore – 2.1 miles

Excellent road connections with the A299 Thanet Way offering easy access to the A2/M2

Agent's Note

Ground Rent £261.00 per month which includes water supplied and sewerage rates.

Please note no pets are permitted on this site.

Dimensions

Dimensions are a guide and should not be used for carpet or flooring sizes, appliances or items of furniture.

Adaptions

There are no adaptions to this property.

