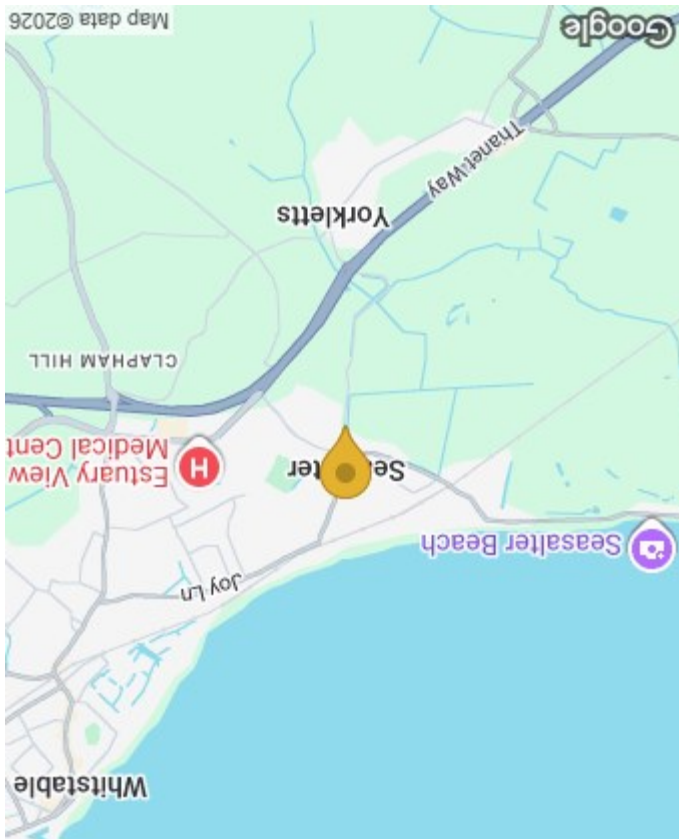




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk

Energy Efficiency Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Very energy efficient - lower running costs  
Not energy efficient - higher running costs



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



Working for you and with you

## 30 Applegarth Park Seasalter Lane Seasalter, Whitstable, CT5 4BY

Located on the very popular Applegarth Park, this home provides affordable tranquil living for the over 50's.

Accessed on foot, the property comprises useful entrance porch, kitchen/diner, spacious lounge, modern shower room and two good sized bedrooms.

Outside, the home benefits from a low maintenance wrap around garden and a useful external storage shed complete with power and lighting, ideal for additional storage.

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.

**£190,000**



### Entrance Porch

Upvc entrance door. Door to Kitchen/Diner.

### Kitchen/Diner

17'7 x 8'1 (5.36m x 2.46m)

Upvc double glazed windows to the side and front. Matching range of wall, base and drawer units. Glass display cabinets. Wine rack. Laminate worktop with inset 1½ composite sink, mixer tap and drinking water tap. Gas cooker with extractor hood above and feature glass splashback. Integrated washing machine and fridge/freezer. Larder cupboard housing gas central heating boiler. Power points. Part tiled walls. Vinyl flooring. Opening to

### Lounge

14'10 max x 11'1 (4.52m max x 3.38m )

Upvc double glazed bay window to the front, Upvc window to the side and Upvc door to the side. Electric fire. Radiator. TV point. Power points. Wall light points.

### Inner Hallway

Storage cupboard housing shelving and a hanging rail.

### Shower Room

6'6 x 5'5 (1.98m x 1.65m)

Upvc double glazed obscure window to the side. Suite comprising mains operated shower with glass screen and rain water shower head, vanity unit with inset sink, mixer tap and cupboard below and close coupled WC. Mermaid panels to the walls.

### Bedroom 1

9'9 x 9'6 (2.97m x 2.90m)

Upvc double glazed window to the rear. Radiator. Power points. Laminate flooring.

### Bedroom 2

9'6 x 7' (2.90m x 2.13m)

Upvc double glazed window to the rear. Radiator. Power points. Hanging rails. Laminate flooring.

### Garden

Laid to paving and artificial turf. Several storage sheds. Established planted borders. Purpose built shed with power and light. Paved seating area. Water butt. External lights. Pedestrian gates to either side with artificial privacy screening.

### Council Tax Band

Band A: £1,535.50 2025/26

We suggest interested parties make their own investigations.

### Tenure

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

### Agent's Notes

Ground Rent £217.00 per month which includes water supplied.

### Residents' Parking Area

There is ample on site parking.

### Pets

The site allows residents to have one dog per home.

### 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.

