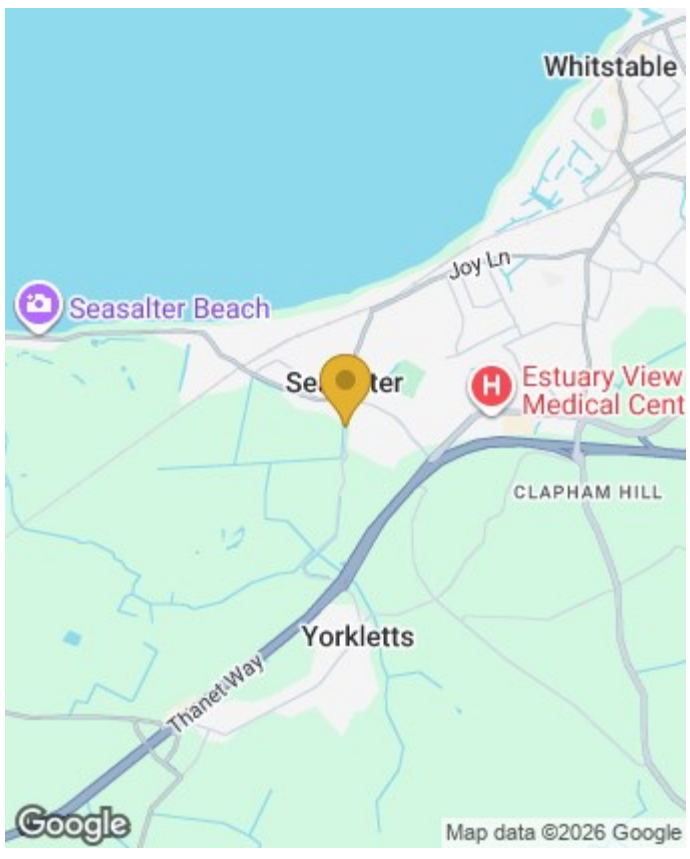
SPILLER BROOKS



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



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VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

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BRAND NEW HOME IN SOUGHT AFTER APPLEGARTH PARK LOCATION

Over 50's Residential Park located close to the popular seaside town of Whitstable in Kent. This brand new 32' x 20' Prestige Sonata II home is offered for sale fully furnished. The bright modern interior has been tastefully decorated to provide a comfortable living space comprising open plan lounge/diner, kitchen, 2 bedrooms and a bathroom. Residents parking is available on site.

The location of Applegarth Park ensures there are splendid views across the Swale Estuary and on a clear day even across to the Essex coast. Such a peaceful location allows you to embrace a relaxed way of life and enjoy the true benefits of park home living.

One dog is permitted on this park.

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 bakeries, butchers, greengrocers, chemists and a range of independent retailers. The Horsebridge Centre hosts a wide variety of community activities and The Playhouse Theatre has a regular programme of plays and musicals.



£250,000







Porch
7'2 x 2'11 (2.18m x 0.89m)
Upvc entrance door.

Kitchen
9'9 x 7'10 (2.97m x 2.39m)
Upvc double glazed window to the side and Upvc half glazed obscure entrance door. Matching range of wall, base and drawer units. Worktop with inset stainless steel sink unit. Localised tiling. Eye level electric oven and integrated microwave oven. Integrated dishwasher and washing machine. Four ring gas hob with extractor above. Cupboard housing LPG gas central heating boiler. Inset downlighters. Vinyl flooring.

Lounge/Diner
20'11" x 14'7" narr to 9'8" (6.40m x 4.45m narr to 2.95m)
Upvc frosted double glazed entrance door and Upvc double glazed windows to the front with views across the park and estuary beyond. Additional Upvc double glazed window to the side. Vaulted ceiling. Modern electric fire and surround. Two radiators. Built in cupboard with hanging rail.

Bedroom 1
10'3 x 10'9 (3.12m x 3.28m)
Upvc double glazed window to the side. Triple built in wardrobes with mirrored sliding doors. Radiator.

Bedroom 2
10'02 x 8'5 to wardrobes (3.10m x 2.57m to wardrobes)
Upvc double glazed window to the side. Triple built in wardrobes with mirrored sliding doors. Radiator.

Bathroom
7'01 x 5'6 (2.16m x 1.68m)
Upvc obscure glazed window to the side. Suite comprising panelled bath with shower mixer tap and glass shower screen. . Vanity unit with inset wash basin. Low level WC. Extractor fan. Shaver socket. Radiator.

Garden
Wrap around garden laid to lawn. Paved pathway. Shed with power and light.

Residents' Parking
Located near to the home.

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

Council Tax
Band A: £1,598.66 2026/27 - we suggest interested parties make their own investigations.

Agent's Note
The current pitch fee is £205.50 per month which includes the water supply.

Location & Amenities
Excellent medical facilities are available at Estuary View Medical Centre located just over 1 mile.

Prospect Retail Park (1.1 miles) offers a variety of retailers including a Marks & Spencer's Food Hall and Aldi store.

The popular pub and restaurant with views over the sea 'The Rose in Bloom' is approximately 0.9 miles (18 mins on foot, 3 mins by car).

Whitstable, a charming and unique coastal town, with its varied and interesting array of individual retailers, restaurants and colourful arts culture is approximately 1.7 miles.

More extensive shopping facilities are available in Canterbury (6 miles).

Major road links are easily accessible via the A299.

ID Verification
Spiller Brooks Estate Agents are obligated by law to conduct ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations (AML) and all buyers will be required to complete electronic identity verification and provide supporting source of funds documentation. We use a third-party company to carry out these checks. The fee is £27+VAT per person payable once an offer is agreed and before a memorandum of sale is issued. Please note this fee is non-refundable.





