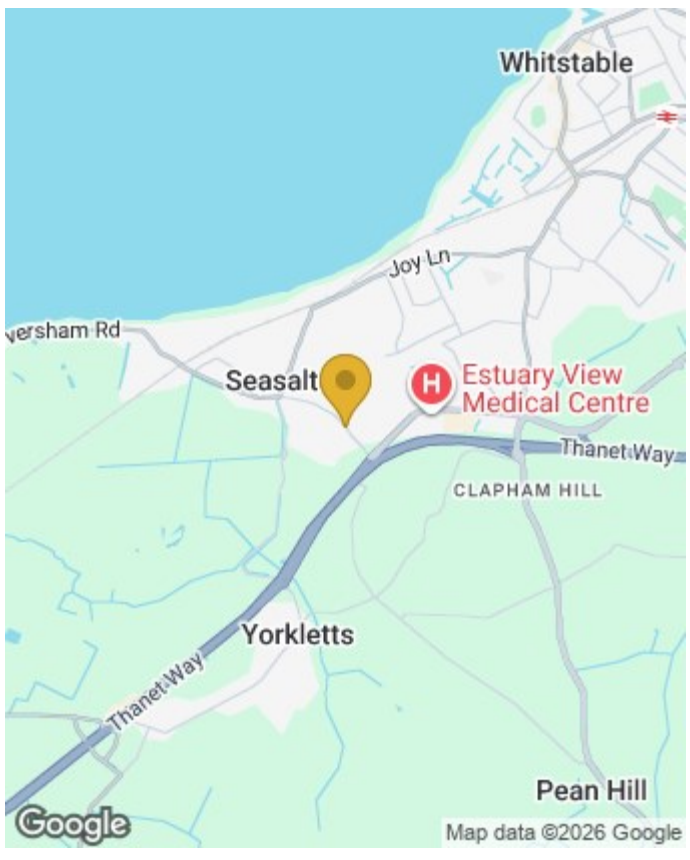
SPILLER BROOKS



14 Rowan Tree Church Lane
Seasalter, Whitstable, CT5 4BU



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

14 Rowan Tree Church Lane
Seasalter, Whitstable, CT5 4BU

CHAIN FREE SALE

Embrace a relaxed way of life and enjoy the true benefits of park home living on Rowan Tree Park, a small, quiet development exclusively for the over 50's.

Located close to the popular seaside town of Whitstable in Kent, 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.

This home benefits from mains gas central heating, double glazing and no onward chain. The comfortable accommodation comprises entrance hall, lounge, kitchen/diner, two bedrooms and shower room.

The gardens surround the park home and there is dedicated parking on site and visitors' parking at the entrance to the park.

Estuary View Medical Centre/Minor Injury Unit and Pharmacy is approximately 0.5 miles with Prospect Retail Park (Aldi, Marks & Spencer Foodhall, Home Bargains, Halfords and Pets at Home (0.7 miles)). Tesco Superstore is 1.9 miles and the A299 Thanet Way provides easy access to the A2/M2.

£110,000









Entrance Hall

Kitchen/Diner
11'7 x 8'10 (3.53m x 2.69m)

Lounge
13'7 x 11'7 (4.14m x 3.53m)

Shower Room
7'4 x 4'6 (2.24m x 1.37m)

Bedroom
9'9 x 8'3 (2.97m x 2.51m)

Bedroom
8'8 x 7'9 (2.64m x 2.36m)

Gardens
Wraparound gardens mainly laid to lawn. Paved pathway and patio area. Storage shed.

Residents' Parking
There is ample on site parking.

Agent's Note
Ground rent £228 per month which includes water and sewerage rates.

Please note no pets are permitted on this site.

There are no adaptations for accessibility at this property.

Council Tax
Band A £1598.66 2026/27 - we suggest interested parties make their own investigations.

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

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

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.



