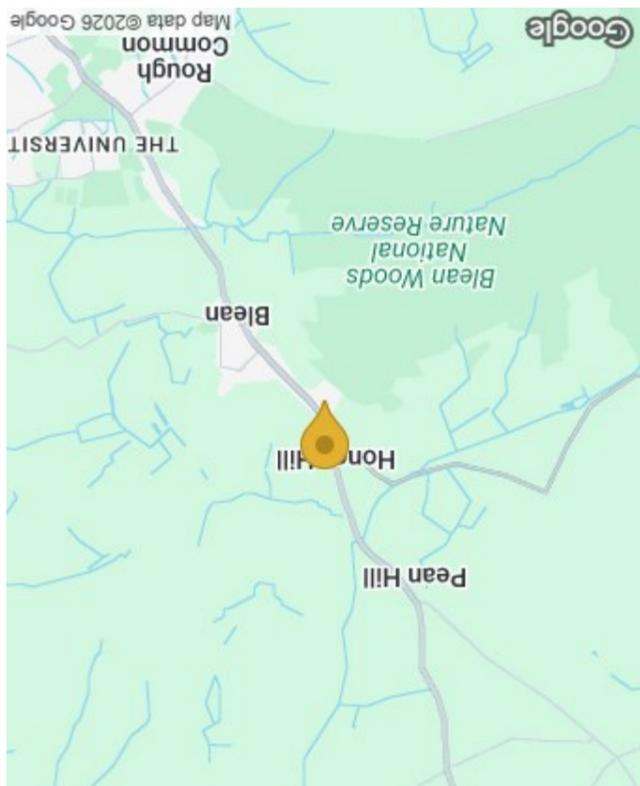


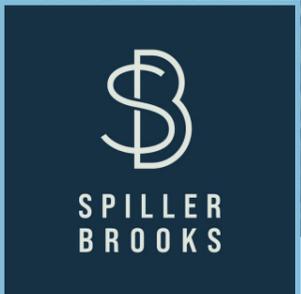
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive	2002/91/EC
Very environmentally friendly - lower CO2 emissions	(A) (81-91)
Environmentally friendly	(B) (69-80)
Decent	(C) (55-68)
Not environmentally friendly - higher CO2 emissions	(D) (39-54)
Very poor	(E) (21-38)
Very poor	(F) (1-20)
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England & Wales	
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18 Woodlands Estate  
Blean, Canterbury, CT2 9JW



Working for you and with you

## 18 Woodlands Estate Blean, Canterbury, CT2 9JW

CHAIN FREE SALE - Fully residential park home (over 50's) located on the desirable 'Woodlands' development in Blean. This 36 x 10 home was sited in 1996. Located on a wider than average plot this one bedroom park home has a fence enclosed garden with a leafy outlook. Adjacent to the home are residents' parking spaces and further visitors' parking is available close by.

The accommodation comprises entrance hall, kitchen, utility porch, lounge, kitchen/diner, bedroom and bathroom.

Woodlands park sits adjacent to Blean historic woodlands.

The village of Blean is situated on the outskirts of Canterbury with regular bus service located just outside the park entrance to the local towns of Whitstable, Herne Bay and Canterbury.

Blean has a doctors surgery, village store, garden centre and restaurant/coffee shop.

The historic city of Canterbury has an extensive shopping centre with the main high street brands and a large array of independent shops. It also offers two mainline railway stations, including the high speed link to St. Pancras.

The seaside town of Whitstable is again a short drive (or bus ride) away (3.8 miles) and offers independent shopping, a working harbour and coastal walks.

£99,500



### Entrance Porch

9'3 x 4'3 (2.82m x 1.30m)

Upvc double glazed door to the front and the rear. Upvc double glazed window to the side. Storage cupboard. Radiator. Power points. Vinyl flooring. Sliding door to the lobby.

### Lobby

Storage cupboard housing electric consumer unit. Panelled ceiling. Radiator.

### Kitchen/Diner

9'7 x 7'9 (2.92m x 2.36m)

Upvc double glazed windows to both sides. Panelled ceiling. Range of wall base and drawer units. Laminate worktop with inset sink and drainer unit with mixer tap. Freestanding electric cooker. Undercounter fridge and freezer. Washing machine. Tile effect wall panelling. Wall mounted combination boiler. Telephone point. Radiator. Vinyl flooring.

### Lounge

11'8 x 9'01 (3.56m x 2.77m)

Upvc double glazed window to the front and side. Upvc double glazed door to the side garden. Wall mounted air conditioning unit. Panelled ceiling. Radiator.

### Bathroom

5'6 x 5' (1.68m x 1.52m)

Upvc frosted window to the side. Panelled ceiling. Bath fitted with Relaxa belt bath lifter. Electric shower unit. Close coupled WC. Fitted cupboard with wash hand basin and mixer tap.

### Bedroom

10' x 9'7 (3.05m x 2.92m)

Upvc double glazed window to the rear. Fitted range of matching wardrobes and drawer units. Panelled ceiling. Radiator.

### Garden

Picket fence enclosed wraparound gardens with low maintenance artificial grass. Paved pathway and patio area. Storage shed with power and light.

### Council Tax

Band A: £1535.50 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 rates.

Visitors parking area.

### Residents' Parking Area

Parking area adjacent to the home.

### 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 adaptations to this property.

