

# Kimber Estates



SB29 Sea View Holiday Park St Johns Road, Whitstable, Kent, CT5 2RY

£119,995 Leasehold

Seaview Holiday Park is located right on the beach between the popular seaside resorts of Whitstable and Herne Bay in Kent, making it the ideal base for exploring these historic towns plus the many local attractions. Separated from the beach by just a promenade, the caravan park facilities are family-friendly and include a heated outdoor swimming pool, amusements and arcades, plus a recently refurbished clubhouse with a restaurant and licensed bar.

This particular lodge comprises of two bedrooms, primary with en-suite and walk in wardrobe, bathroom, utility room, open plan living space with lounge/diner/fitted kitchen with patio doors leading to the sun deck. The home also benefits from parking. Occupancy runs for 11 months of the year (annual site fees applicable).



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## Ground Floor

### Entrance Hall/Utility Room

Front entrance door, radiator, integral washing machine, base unit and work surfaces, storage cupboard housing gas combination boiler.

### Open Plan Kitchen/Lounge/Diner

Matching wall and base units with complementary work surfaces over, integrated oven and grill, four gas burner hob with extractor canopy over, integrated fridge freezer, stainless steel sink and drainer unit, integrated microwave, two radiators, television point, feature fireplace, double glazed window to side and front, two double glazed windows to side, double glazed sliding doors to front leading to sun deck.

### Bedroom One

Double glazed window to front, radiator, doors to:

### Dressing Room

### En-Suite Shower Room

Corner shower, low level WC, wash hand basin set in vanity unit, double glazed frosted window to front.

### Bedroom Two

Double glazed window to rear, radiator, dressing room leading to:

### Bathroom

Panelled bath with shower over, wash hand basin set in vanity unit, low level WC, double glazed frosted window to rear.

### Inner Hallway

Radiator.

### Outside

### Sun Deck

### Off Road Parking

### NB

At the time of advertising these are draft particulars awaiting approval of our sellers.

