



3 Keat Farm Close, Herne Bay, Kent, CT6 6SL



Nicely presented 2 bedroom static home located in a popular residential area on a very pleasant Park Home site just on the border of Beltinge . Conveniently close to the bus route to the main Village and Herne Bay town centre . Gas central heating. Double glazing. Detached garage. No forward chain . Please note that this is a retirement property with a minimum age limit of 50 years and no pets are allowed to be kept in the property or on the main site .Service charge £219.50 a month including water in and out .

Offers In The Region Of £225,000 Leasehold



Stairs To Main Front Door

Entrance Hall

9'8" x 4'10" (2.95 x 1.49)

2x Feature windows. Opening into

Lounge

17'8" x 9'4" (5.4 x 2.87)

Radiator. Power points. Door to side garden. Recess with fireplace. Opening into

Dining Room

9'10" x 6'11" (3 x 2.12)

Double glazed door to rear garden. Power points. Radiator. Door to

Kitchen (also accessed from hallway)

13'1" x 9'3" (into door recess) (4 x 2.83 (into door recess))

Range of wall and base units. Carousel unit. 1 1/2 bowl sink unit. Recess for fridge/freezer. Power points. Stainless steel extractor unit. Electric cooker. Cupboard housing gas boiler. Recess and plumbed for washing machine.

Inner Hall

Wet Room

6'7" x 5'6" (2.02 x 1.68)

Walk-in shower. Low level WC suite. Wash hand basin. Heated towel rail. Tiled walls. Shaver point. Medicine cupboard.

Bedroom

12'9" x 9'7" (3.89 x 2.93)

Radiator. Power points. Free standing wardrobe.

Bedroom

9'3" x 8'8" (2.82 x 2.66)

Radiator. Power points. Free standing wardrobe.

Outside

Outside lift last used September.

Detached Garage

Electric up and over door. Power and light.

NOTES

Service charge currently £219.50 per month which includes water and waste water. Minimum age 50 years. No pets.



Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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