



3 Orchard Park Reculver Road, Herne Bay, Kent, CT6 6NX



Vacant 2 bedroom static home , conveniently located on the edge of this popular full residential park with local shops at hand . In good condition throughout , bath/ wc approx 6 months old , gas central heating and double glazing. On site parking and stands on a good size garden plot .. Minimum age is set at 55 years with no exceptions . Approx 1 year old cooker and washing machine included. PET FRIENDLY SITE (some rules will apply) The pitch fee is £174.76 per month from 1/1/2023 which includes the water bill . Highquest Properties is a privately owned company catering for full residential living only . Price reduction for quick sale

Offers In The Region Of £165,000 Leasehold



Entrance Door To Side

Leading to

Kitchen

13' 1" (at widest) x 9' 3" (depth) (4m (at widest) x 2.83m (depth))

Base units and wall cupboards. 'Indesit' gas oven (freestanding). Stainless steel sink unit. 'Lec' fridge/freezer. 'Zanussi washing machine (freestanding). New vinyl flooring. Power points. Programmer for central heating and hot water. Airing cupboard with hot & cold water tank. Door to

Dining Room

9' 8" x 9' 1" (2.97m x 2.78m)

Double glazed door to garden. Radiator. Wall lights. Power points. New vinyl flooring. Opening to

Lounge

11' 6" x 19' 4" (3.52m x 5.9m)

Double aspect room. Wall lights. 2x radiators. Power points. Television point. Gas fire with back boiler for central heating and hot water. Pitched ceiling.

Inner Hall

Storage cupboard.

Bathroom/WC

(Recently fitted). Panelled bath with mixer taps. Pedestal wash hand basin. Low level WC suite. Heated towel rail.

Bedroom (Rear)

8' 10" x 10' 9" (2.7m x 3.3m)

Radiator. Power points. Fitted wardrobes and overhead storage. Chest of drawers unit.

Bedroom (Rear)

9' 10" x 7' 6" (3.02m x 2.3m)

Measurement excluding fitted wardrobes and over head storage and chest of drawers. Radiator. Power points.



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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