



# PEARSON HEIGHTS, IVYDENE AVENUE (OFF OLD THANET WAY), WHITSTABLE, KENT, CT5 3FS

| Property Type  | Tenure & Years Remaining on Lease | Sqft | Plot Number     | Full Market Value | % Share Available From** | Rent per Calendar Month* | Council Tax Band**** | Other monthly Charges *** | Reserved / Available | Anticipated Build Completion Date |
|--|-----------------------------------|------|-----------------|-------------------|--------------------------|--------------------------|----------------------|---------------------------|----------------------|-----------------------------------|
| The Marina<br>4 Bed<br>Semi Detached House<br>2 Parking Spaces | Leasehold<br><br>990 years        | 1527 | 1 & 2           | £595,000          | 30%<br><br>£178,500      | £954.48                  | E                    | £65.13                    | AVAILABLE            | May /June 25                      |
| The Marina<br>4 Bed<br>Semi Detached House<br>2 Parking Spaces | Leasehold<br><br>990 years        | 1527 | 5 & 23          | £595,000          | 30%<br><br>£178,500      | £954.48                  | E                    | £76.52                    | AVAILABLE            | March/April 25                    |
| The Marina<br>4 Bed<br>End of Terrace<br>2 Parking Spaces      | Leasehold<br><br>990 years        | 1527 | 14,17, 18 & 21  | £590,000          | 30%<br><br>£177,000      | £946.46                  | E                    | £73.64                    | AVAILABLE            | June/July 205                     |
| The Marina<br>4 Bed<br>Mid Terrace House<br>2 Parking Spaces   | Leasehold<br><br>990 Years        | 1526 | 15, 16, 19 & 20 | £585,000          | 30%<br><br>£175,500      | £938.44                  | E                    | £73.64                    | AVAILABLE            | June/July 205                     |

\*Rent is 2.75% of the unsold equity.

\*\*Under the terms of the Shared Ownership scheme you will be offered the maximum % share you can afford.

\*\*\*Other monthly charges include service charge and buildings insurance.

\*\*\*\*Please note this an estimated Council Tax Band and it will be confirmed by the Local Authority on completion of the property.

Prices Correct 28 July 2025

Sales Consultants - Geraldine Stafford and Lesley Underwood

Show Home Opening Hours 10.00 am to 5.00 pm Thursday to Monday - Appointment Only

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