

CHRISTOPHER HODGSON



Whitstable

£375,000 Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

# Whitstable

## *17 Millfield Manor, Whitstable, Kent, CT5 1RL*

A spacious semi-detached house conveniently positioned within walking distance of Whitstable station (0.4 miles) and High Street (0.6 miles) where a variety of independent shops and popular restaurants can be found. Whitstable's pebble beach, working harbour, schools, and bus routes are also easily accessible.

The property provides spacious and smartly presented accommodation arranged on the ground floor to provide an entrance hall, sitting room opening to the dining area and a kitchen with access to the rear garden. The first floor comprises three bedrooms and a family bathroom. There

is significant scope to extend the existing accommodation (subject to all necessary consents and approvals being obtained).

The rear garden extends to 57ft (17m) and includes a paved terrace and a detached outbuilding. A driveway to the front of the property provides off road parking for two vehicles.



### LOCATION

Millfield Manor is just located outside the centre of Whitstable's thriving and popular High Street, ideally positioned for access to schools, shops and Whitstable mainline railway stations is just 0.3 of a mile distant and offers frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable itself provides a highly regarded range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars and well-regarded seafood restaurants for which the town has become renowned. The beach is also accessible where a range of watersports facilities can be enjoyed. The town is well served by educational establishments.

### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

#### GROUND FLOOR

- Entrance Hall 10'9" x 5'6" (3.28m x 1.68m)
- Sitting Room 15' x 10'9" (4.57m x 3.28m)

- Dining Room 8'1" x 7'11" (2.46m x 2.41m)
- Kitchen 10'11" x 9'6" (3.33m x 2.90m)

#### FIRST FLOOR

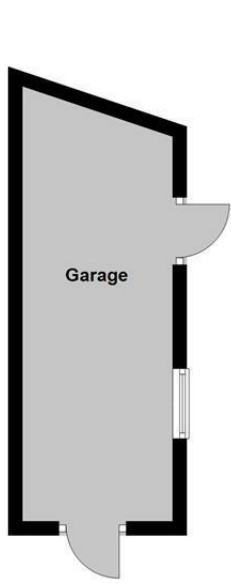
- Bedroom 1 11' x 10'9" (3.35m x 3.28m)
- Bedroom 2 11' x 7'11" (3.35m x 2.41m)
- Bedroom 3 7'8" x 6'7" (2.34m x 2.01m)
- Bathroom 6'7" x 5'6" (2.01m x 1.68m)

#### OUTSIDE

- Garden 57' x 43' (17.37m x 13.11m)
- Garage 20'6" x 7'1" (6.25m x 2.16m)







**Ground Floor**  
 Main area: approx. 33.9 sq. metres (365.3 sq. feet)  
 Plus outbuildings, approx. 12.6 sq. metres (135.7 sq. feet)



**First Floor**  
 Approx. 31.7 sq. metres (341.3 sq. feet)



**Main area: Approx. 65.6 sq. metres (706.6 sq. feet)**  
 Plus outbuildings, approx. 12.6 sq. metres (135.7 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,952.69**

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Energy Efficiency Rating		Current	Target
100 Energy efficient - Green rating scale	A		
75-100 Energy efficient - Green rating scale	B		
50-75 Energy efficient - Amber rating scale	C	73	75
25-50 Energy efficient - Amber rating scale	D		
10-25 Energy efficient - Red rating scale	E		
1-10 Energy efficient - Red rating scale	F		
0-10 Energy efficient - Red rating scale	G		

England & Wales  
 EPC Director  
 2023/01/01

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

