

CHRISTOPHER HODGSON



**Whitstable**  
**£350,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Whitstable

## *3 Millstrood Road, Whitstable, Kent, CT5 1QQ*

A beautifully presented semi-detached family home conveniently positioned less than 500 metres from Whitstable station and within close proximity to the bustling town centre with it's independent shops and highly regarded restaurants, schools, bus routes and a short stroll from Whitstable's charming seafront.

The spacious and smartly presented accommodation is arranged on the ground floor to provide an entrance hall, sitting room and an open-plan kitchen/dining room. The

first floor comprises three bedrooms and a contemporary bathroom.

The South Westerly facing rear garden extends to 49ft (15m) and incorporates a large timber outbuilding and a pedestrian gate to the rear provides access via Stream Walk. A driveway provides an area of off street parking.



### LOCATION

Millstrood Road is a highly desirable residential location within close proximity to central Whitstable being accessible to shops, schools, bus routes and Whitstable mainline station. Whitstable is a fashionable town by the sea offering a good range of amenities including watersports facilities and working harbour. The bustling High Street offers a diverse range of independent boutique shops, cafe bars and popular restaurants specialising in local seafood. The mainline railway station is just 483 metres distant, providing fast and frequent links 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 accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Porch
- Sitting Room 12'8" x 9'7" (3.86m x 2.92m )
- Kitchen 9'9" x 7'5" (2.98m x 2.27m)

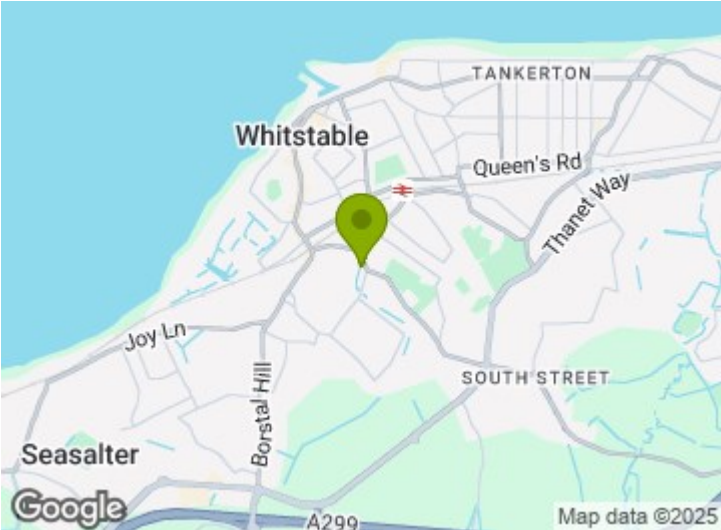
- Dining Area 9'9" x 7'10" (2.98m x 2.38m)

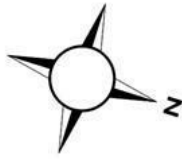
#### FIRST FLOOR

- Bedroom 1 10'3" x 10'0" (3.12m x 3.05m )
- Bedroom 2 9'9" x 8'11" (2.98m x 2.71m)
- Bedroom 3 6'9" x 6'5" (2.05m x 1.96m)
- Bathroom

#### OUTSIDE

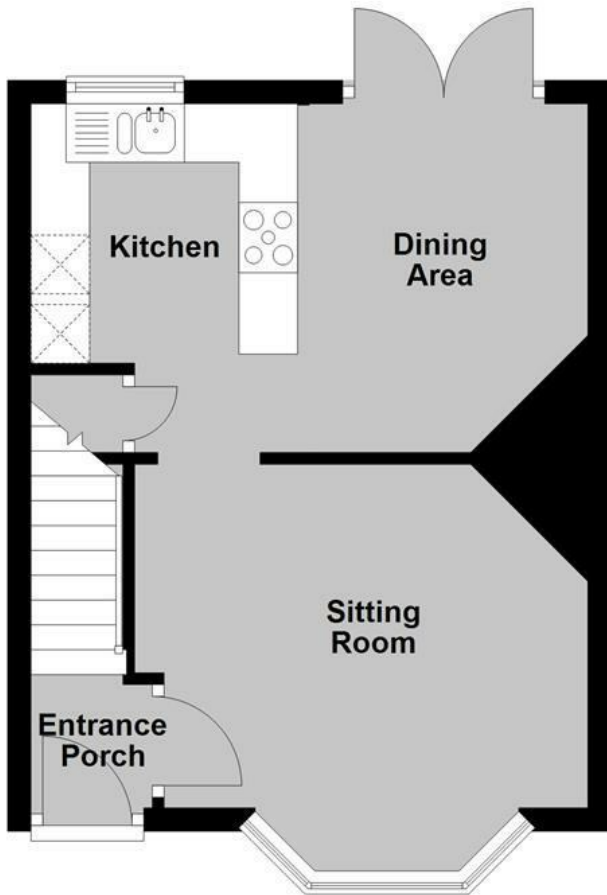
- Garden 49'4" x 33'4" (15.04m x 10.16m)





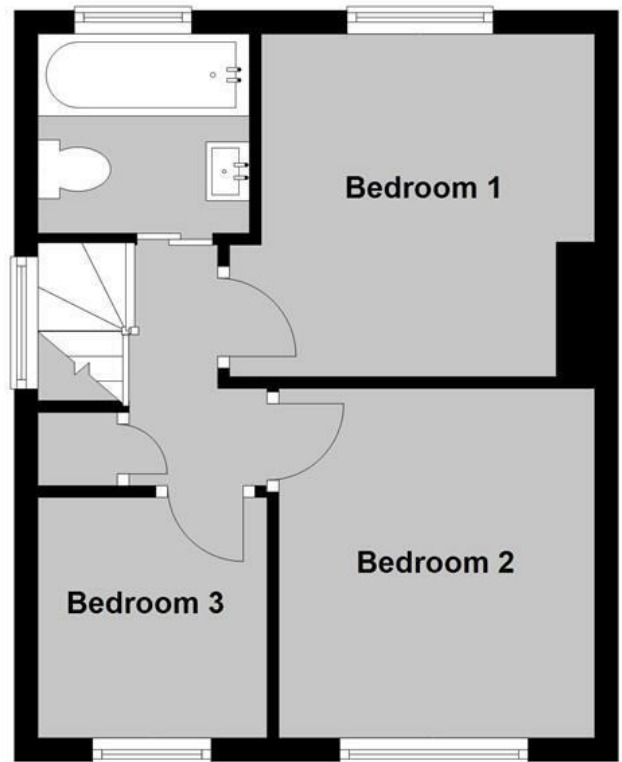
## Ground Floor

Approx. 28.9 sq. metres (310.8 sq. feet)



## First Floor

Approx. 28.6 sq. metres (307.7 sq. feet)



Total area: approx. 57.5 sq. metres (618.5 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.**

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| Energy Efficiency Rating   |        |
|----------------------------|--------|
| Very energy efficient (A+) | 92-100 |
| Energy efficient (A)       | 81-91  |
| Decent (B)                 | 69-80  |
| Below average (C)          | 55-68  |
| Below average (D)          | 45-54  |
| Poor (E)                   | 35-44  |
| Poor (F)                   | 25-34  |
| Poor (G)                   | 1-24   |

Energy efficient - higher rating is better

England & Wales

ESR Decimals (2020-2021)

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