

CHRISTOPHER HODGSON



**Seasalter, Whitstable**  
**£450,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Seasalter, Whitstable

*17 Milner Road, Seasalter, Whitstable, Kent, CT5 4SH*

A spacious detached bungalow occupying a generous plot in a peaceful cul-de-sac, conveniently positioned within close proximity of Seasalter surgery and pharmacy, a convenience store, bus routes and a short stroll from the beach. Whitstable town centre is approximately 2 miles distant.

The generously proportioned accommodation is arranged to provide an entrance hall, living room, kitchen, three

bedrooms, a smartly fitted shower room, and a separate cloakroom.

Outside, the rear garden extends to 83ft (25m) and a driveway provides off street parking for a number of vehicles and access to an attached garage. No onward chain.



## LOCATION

Milner Road is a much sought after residential location in Seasalter being accessed from Gateacre Road which is located just off Faversham Road. Whitstable is approximately 2 miles distant, an increasingly popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports, birdwatching and walking as well as the seafood restaurants for which it has become renowned. Whitstable mainline railway station offers fast and frequent services to London (Victoria) approximately 80 minutes and the surrounding area. 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 offering access to the A2/M2 linking to the channel ports and subsequent motorway network.

## ACCOMMODATION

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

### GROUND FLOOR

- Entrance Hall
- Living Room 15'0" x 11'11" (4.57m x 3.64m)
- Kitchen 14'11" x 8'10" (4.57m x 2.70m )

- Bedroom 1 12'0" x 11'5" (3.65m x 3.48m)
- Bedroom 2 15'0" x 9'5" (4.57m x 2.88m)
- Bedroom 3 8'9" x 8'9" (2.67m x 2.67m)
- Shower Room
- Cloakroom

### OUTSIDE

- Garage 17'5" x 8'9" (5.31m x 2.67m)
- Garden 83' x 41' (25.30m x 12.50m)

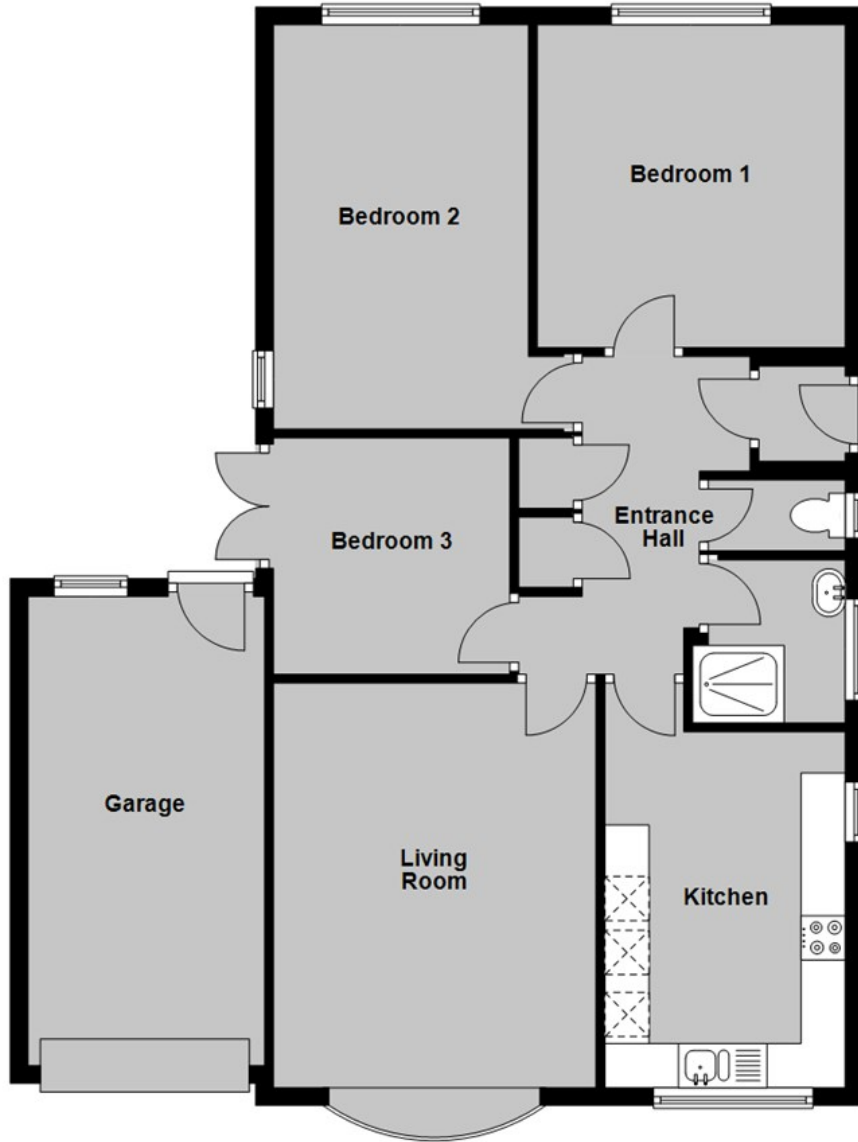






## Ground Floor

Approx. 92.6 sq. metres (997.2 sq. feet)



Total area: approx. 92.6 sq. metres (997.2 sq. feet)

**Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.**

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Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	88
B	81
C	74
D	67
E	60
F	53
G	46
Least energy efficient - higher running costs	
England & Wales	
EPC Rating	

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