

CHRISTOPHER HODGSON



Whitstable
£385,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

28 Millstream Close, Whitstable, Kent, CT5 1RG

A spacious semi-detached family home in a desirable location moments from Whitstable station and a short stroll to the bustling town centre with its variety of boutique shops and highly regarded restaurants. Whitstable's popular beach and famous working harbour are just over half a mile distant.

The beautifully presented accommodation is arranged on the ground floor to provide an entrance porch, entrance hall, a spacious sitting room opening to a contemporary

kitchen/dining room, and a cloakroom. The first floor comprises three bedrooms, and a stylish bathroom.

The low maintenance rear garden extends to 31 ft (9 m) and incorporates a decked seating area, and a garden studio which would suit a variety of uses. A garage provides off-street parking.



LOCATION

Millstream Close is a desirable location in central Whitstable accessible to shops, bus routes and station. Whitstable is an increasingly fashionable seaside town offering a good range of amenities including highly regarded restaurants, individual shops, watersports facilities and a working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) in 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
- Entrance Hall
- Sitting Room 21'0" x 10'7" (6.42m x 3.24m)
- Kitchen/Dining Room 19'4" x 7'9" (5.90m x 2.37m)

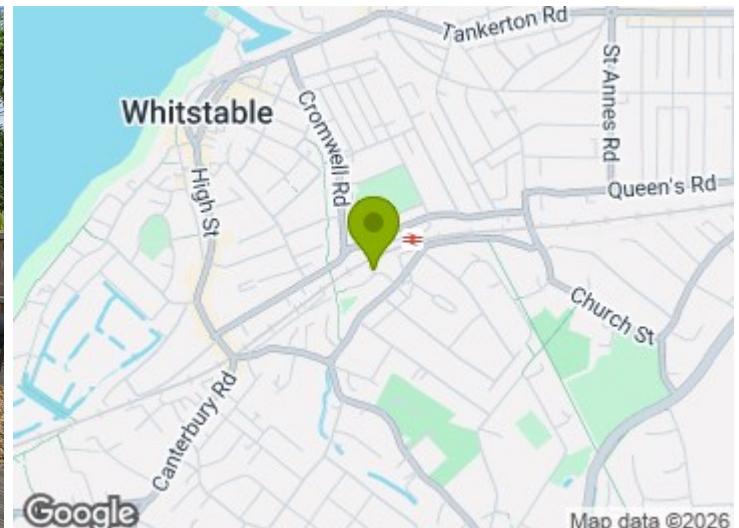
- Cloakroom 4'7" x 3'1" (1.40m x 0.95m)

FIRST FLOOR

- Bedroom 1 12'4" x 9'10" (3.76m x 3.00m)
- Bedroom 2 12'3" x 8'8" (3.75m x 2.66m)
- Bedroom 3 6'6" x 6'1" (2.00m x 1.86m)
- Bathroom 6'8" x 5'8" (2.04m x 1.73m)

OUTSIDE

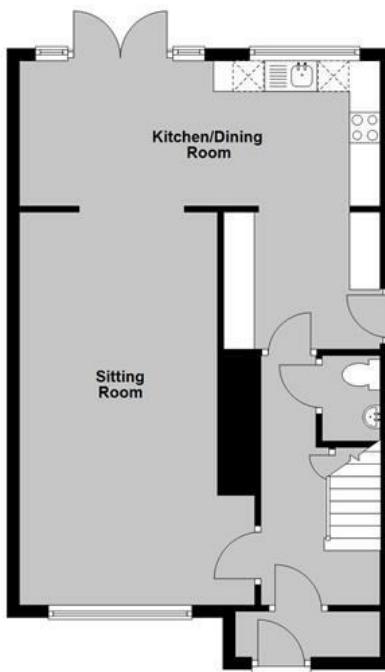
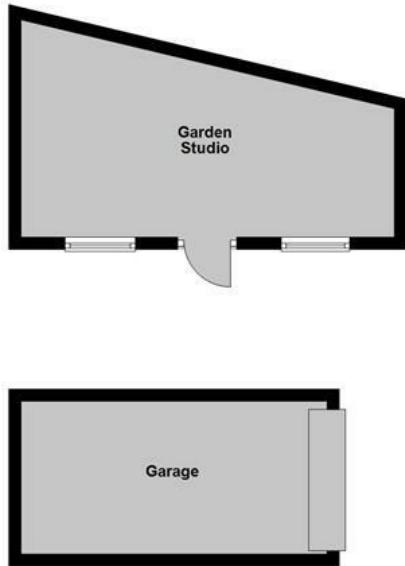
- Garden Studio 20'0" x 6'10" (6.10m x 2.10m)
- Garden 31'9" x 24'2" (9.68m x 7.37m)
- Garage 16'4" x 8'2" (5.00m x 2.50m)





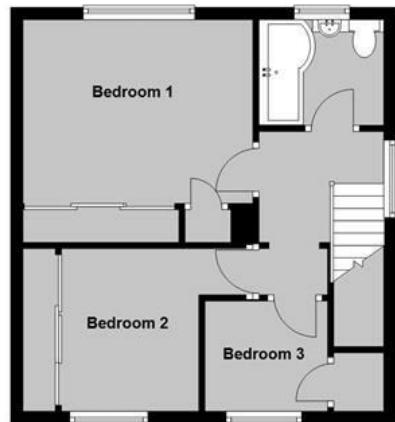
Ground Floor

Main area: approx. 54.4 sq. metres (586.0 sq. feet)
Plus garage, approx. 12.5 sq. metres (134.5 sq. feet)
Plus outbuildings, approx. 17.2 sq. metres (185.5 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.3 sq. feet)



Main area: Approx. 92.3 sq. metres (993.3 sq. feet)

Plus garages, approx. 12.5 sq. metres (134.5 sq. feet)
Plus outbuildings, approx. 17.2 sq. metres (185.5 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	
Vary energy efficient - lower running costs	Current Forecast
Excellent A	
Good B	
Satisfactory C	
Poor D	
Very poor E	
Very poor F	
Poor G	
Not energy efficient - higher running costs	
England & Wales	
Eco Standard 2009/10/EC	

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