CHRISTOPHER HODGSON

Whitstable

£325,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

38 Millstrood Road, Whitstable, Kent, CT5 1QF

A spacious semi-detached house in a desirable location, conveniently positioned for access to Whitstable town centre, seafront, highly regarded schools, supermarkets and Whitstable station (0.4 miles).

The generously proportioned accommodation is arranged on the ground floor to provide an entrance porch, entrance hall, a sitting room, dining room, a kitchen leading to a garden room, and a bathroom. The first floor comprises two double bedrooms.

The property would now benefit from a programme of updating and improvement, and there is considerable scope to extend the existing accommodation (subject to obtaining all necessary consents and approvals).

The private and secluded rear garden is mainly laid to lawn and extends to 61ft (18.8m). A driveway, accessed via a shared accessway, provides an area of off-street parking. No onward chain.

LOCATION
Millstrood Road is a highly desirable residential location, conveniently positioned for access to Whitstable and within close proximity to Tesco supermarket and The Crab & Winkle Way, which forms part of the National Cycle Network Route and follows the path of an old railway line linking Whitstable with Canterbury through Blean Woods, one of the largest areas of ancient broad leaved woodland in the South of England. 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

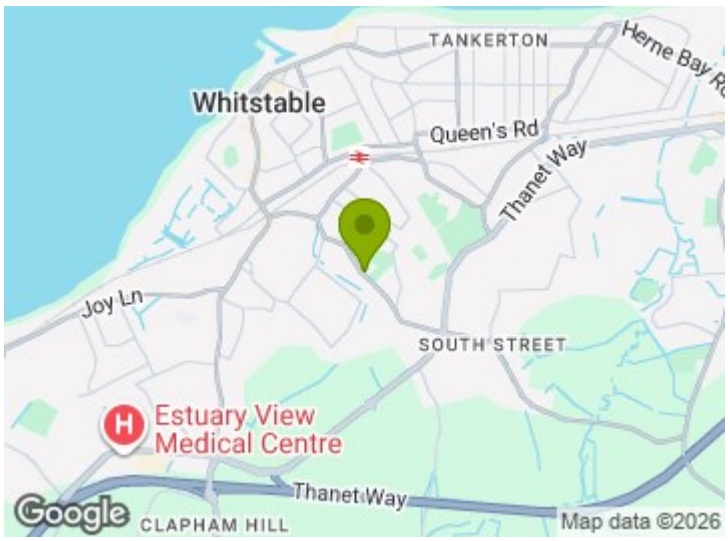
- Entrance Porch
- Entrance Hall
- Sitting Room 12'10" x 10'10" (3.93m x 3.32m)
- Dining Room 10'0" x 11'4" (3.06m x 3.47m)
- Kitchen 10'9" x 8'6" (3.28m x 2.60m)
- Garden Room 8'11" x 8'10" (2.73m x 2.70m)
- Bathroom

FIRST FLOOR

- Bedroom 1 14'1" x 11'1" (4.31m x 3.39m)
- Bedroom 2 12'6" x 10'11" (3.82m x 3.33m)

OUTSIDE

- Garden 61'8" x 38'4" (18.8m x 11.7m)


TANKERTON
Herne Bay Rd
Whitstable
Queen's Rd
Thanet Way
Joy Ln
SOUTH STREET
Estuary View
Medical Centre
Thanet Way
Google
CLAPHAM HILL
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Ground Floor

Main area: approx. 54.3 sq. metres (584.4 sq. feet)

First Floor

Main area: approx. 23.7 sq. metres (255.1 sq. feet)

Main area: Approx. 78.0 sq. metres (839.5 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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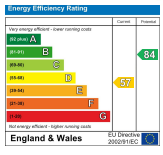

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