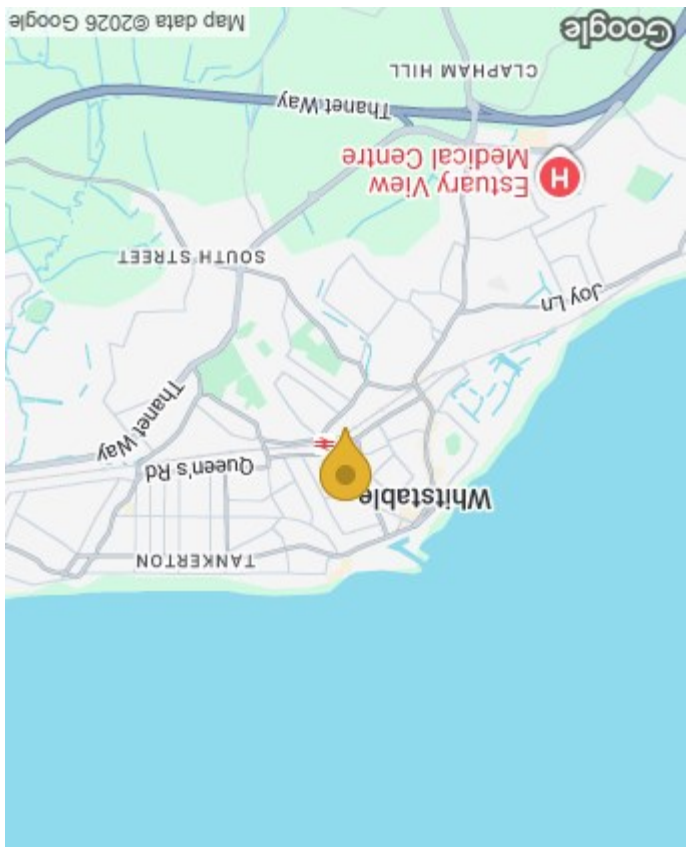
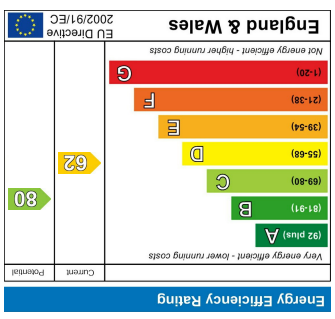
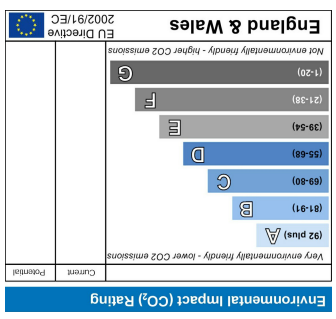
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ







Working for you and with you

28 Millstream Close
Whitstable, CT5 1RG

Situated in a cul-de-sac location and set back from the road, this home is within a few minutes' walk of Whitstable train station, ideal for effortless London connections or spontaneous days out along the Kent coast.

Fashionable and flourishing Whitstable offers an excellent mix of independent shops, cafés and restaurants, all within easy reach — and with the beach within walking distance, the best of coastal living is right on your doorstep.

Designed for modern sociable living with a semi open layout, this home offers an easy flow between spaces while keeping the kitchen subtly separated from the lounge.

The current owners have introduced a handy ground floor cloakroom, adding welcome convenience for busy households and visiting guests.

A bespoke garden building provides a wonderfully flexible space for family life, perfect as a home office, creative studio, hobby room, business space – beauty treatments or home tutoring - or a fun teen den, a truly versatile space that elevates the lifestyle potential of the property.

£345,000

Enclosed porch

Entrance Hall
13'4 max x 6'4 (4.06m max x 1.93m)

Cloakroom

Lounge
21' x 10'7 + door recess (6.40m x 3.23m + door recess)

Kitchen/Diner
19'5 max x 16'6 max (5.92m max x 5.03m max)

Bedroom 1
12'3 x 9'9 to front wardrobes (3.73m x 2.97m to front wardrobes)

Bedroom 2
8'9 x 7'5 to front wardrobes (2.67m x 2.26m to front wardrobes)

Bedroom 3/Nursery
6'7 x 6'1 (2.01m x 1.85m)

Bathroom
6'8 x 5'8 (2.03m x 1.73m)

Garden Building
19'9 x 11'4 narr to 6'8 (6.02m x 3.45m narr to 2.03m)
Garden building with power and light, infrared heater and independent consumer unit. We understand from the vendor the exterior is fire retardent cement boarding and the roof is corrugated iron.

Garden Shed

Rear Garden
Exernal power sockets, tap and lighting. Pedestrian gated access to the front.

Floor Area
Area as quoted on the EPC - 96sqm/1033sqft

Tenure
This property is Freehold.

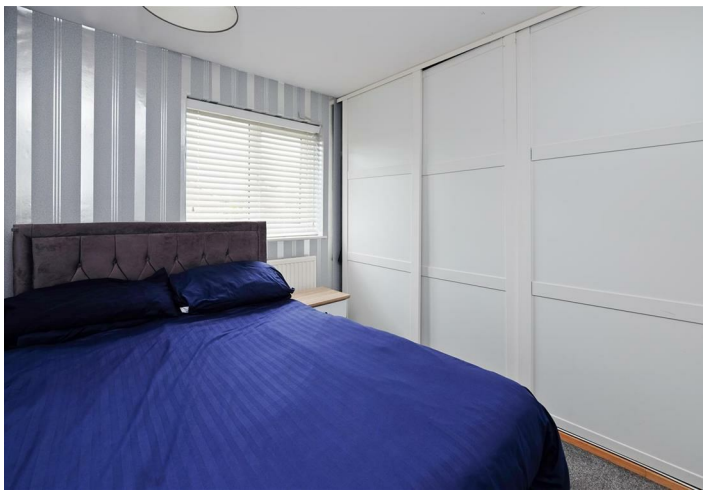
Council Tax Band
Band C : £2,131.55 - 2026/27
(We suggest that interested parties make their own investigations)

Floorplans & Dimensions
Floorplans are intended to give a general indication of the property layout, dimensons should not be used for carpet or flooring sizes, appliances or items of furniture.

Adaptations
There are no adaptations to this property.

Location & Lifestyle Amenities
Whitstable offers a fantastic selection of independent retailers, convenient public transport links and well regarded schools, creating a vibrant and well connected setting for everyday family life.

The nearby railway station offers fast and frequent services to London St Pancras and London Victoria, while the A299 is easily accessible, providing connections to the wider road network.

Whitstable is particularly well regarded for its excellent water sports scene; sailing, windsurfing, and kitesurfing. Stand-up paddleboarding and kayaking are also widely enjoyed along the shoreline, offering a more relaxed way to explore the coast.

A highly sought-after coastal town known for its distinctive character, working harbour and vibrant high street, with its coastal lifestyle and character, Whitstable is a desirable place to live.