

CHRISTOPHER HODGSON



Whitstable

£499,950 Freehold



Whitstable

1 Gorwell Place, Millstrood Road, Whitstable, Kent, CT5 1QF

A beautifully presented detached family home forming part of an exclusive modern development, situated in a desirable location, conveniently positioned for access to Whitstable town centre, seafront, highly regarded schools, supermarkets, and Whitstable station (0.7 miles).

The bright and spacious accommodation is arranged over three floors to provide an entrance hall, living room open-plan to a stylish kitchen with bi-folding doors opening to the garden, four bedrooms, two bathrooms, including an en-suite shower room to the principal bedroom, and a

separate cloakroom.

The landscaped rear garden enjoys a Southerly aspect and incorporates a natural stone terrace. The property also benefits from off-street parking for two vehicles and the remainder of a 10 year NHBC warranty. No onward chain.



LOCATION

Millstrood Road is a sought after residential location and is conveniently positioned for access to schools, shops, supermarkets and Whitstable mainline railway station is just 0.7 of a mile distant and offers frequent services 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 also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

Whitstable itself provides a highly regarded range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars and well-regarded seafood restaurants for which the town has become renowned. The beach is also accessible where a range of watersports facilities can be enjoyed.

ACCOMMODATION

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

GROUND FLOOR

- Bedroom 2 11'8" x 9'1" (3.56m x 2.77m)
- Bedroom 3 11'8" x 8'11" (3.56m x 2.72m)

- Bathroom

FIRST FLOOR

- Bedroom 1 13'0" x 12'2" (3.96m x 3.71m)
- Shower Room
- Bedroom 4 10'0" x 8'2" (3.05m x 2.49m)

LOWER GROUND FLOOR

- Kitchen/Living Room 23'4" x 9'5" (7.11m x 2.87m)
- Cloakroom

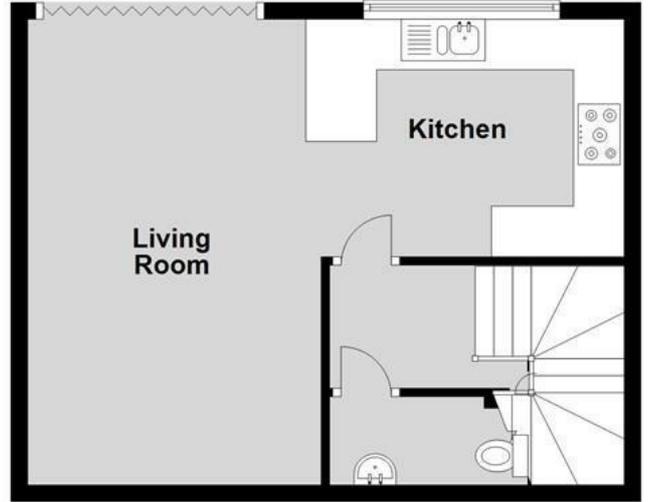
OUTSIDE

- Garden 40' x 31'8" (12.19m x 9.65m)
 - Parking
- Two off-street parking spaces, accessed via Gorwell Place.



Lower Ground Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



Ground Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



First Floor

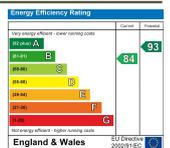
Approx. 39.8 sq. metres (427.9 sq. feet)



Total area: approx. 119.3 sq. metres (1283.9 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,815.08.

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