CHRISTOPHER HODGSON









Whitstable

£360,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

24 Millstrood Road, Whitstable, Kent, CT5 1QG

A spacious and smartly presented semi-detached bungalow 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 a large sitting room, a dining room, a contemporary kitchen, a utility area, a workshop, two bedrooms, and a family bathroom.

The thoughtfully landscaped rear garden is a particularly attractive feature of the property and incorporates two summer houses suitable for a variety of uses. A driveway provides ample off-street parking and access to a utility area.







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

- Sitting Room 12'10" x 13'1" (3.92m x 4.00m)
- Kitchen 8'11" x 8'9" (2.73m x 2.66m)
- Dining Room 12'2" x 11'3" (3.71m x 3.44m)
- Utility Area 14'5" x 8'11" (4.39m x 2.73m)
- Bedroom 1 12'8" x 10'4" (3.85m x 3.16m)
- Bedroom 2 7'7" x 8'10" (2.30m x 2.68m)
- Bathroom
- Workshop 10'5" x 6'6" (3.18m x 1.97m)

OUTSIDE

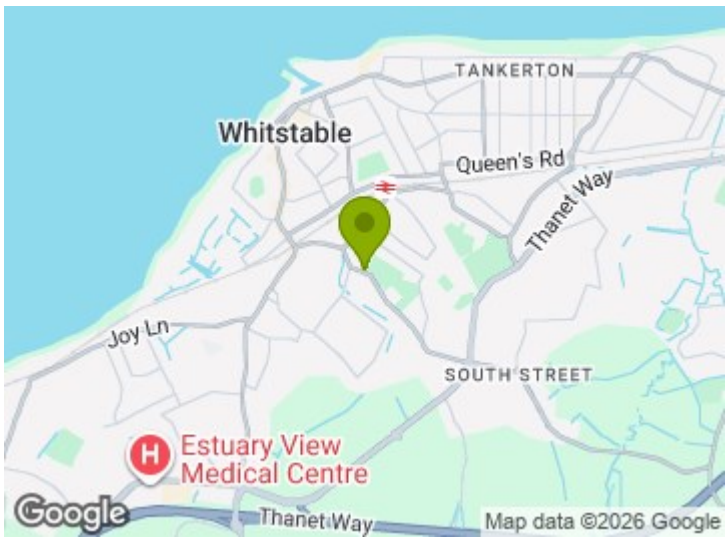
- Garden 52' x 37' (15.85m x 11.28m)
- Summer House 1 7'9" x 6'5" (2.35m x 1.95m)
- Summer House 2 8'6" x 8'6" (2.60m x 2.60m)







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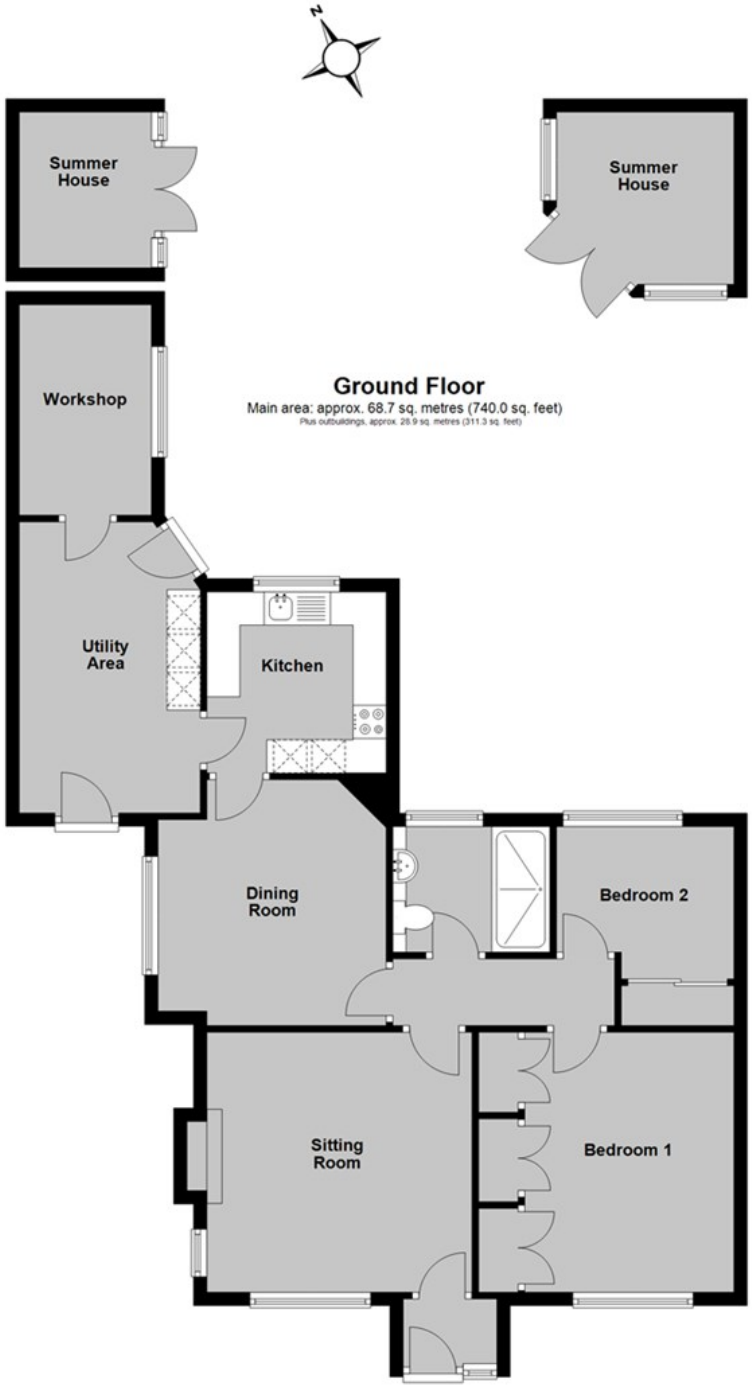
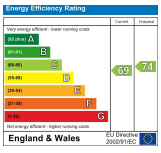


Main area: Approx. 68.7 sq. metres (740.0 sq. feet)
Plus outbuildings, approx. 28.9 sq. metres (311.3 sq. feet)

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



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