

CHRISTOPHER HODGSON



Whitstable

£475,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

9 Windmill Road, Whitstable, Kent, CT5 4NL

A spacious detached family home situated in a desirable location, moments from Duncan Downs and with distant views over Whitstable town and towards the sea. The property is conveniently positioned for access to Whitstable town centre, the beach, supermarkets and station (1 mile).

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

The ground floor is arranged to provide an entrance porch, entrance hall, large living room with wood burning stove and doors opening to the garden, a kitchen and a study. To the first floor there are three generous bedrooms, a shower room and a separate cloakroom.

Outside, the garden extends to 67ft (20.5m) and incorporate a greenhouse and large shed. A driveway provides an area of off street parking and access to the attached workshop. No onward chain.



LOCATION

Windmill Road is a much sought after location within this popular seaside town, enjoying an elevated position and accessible to Duncan Downs. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The High Street and Harbour Street offer a diverse range of boutique shops, café bars and highly regarded restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80 mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins and Stratford International approximately 64 mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Living Room 21'8" x 12'9" (6.60m x 3.88m)

- Kitchen 10'11" x 10'4" (3.33m x 3.14m)

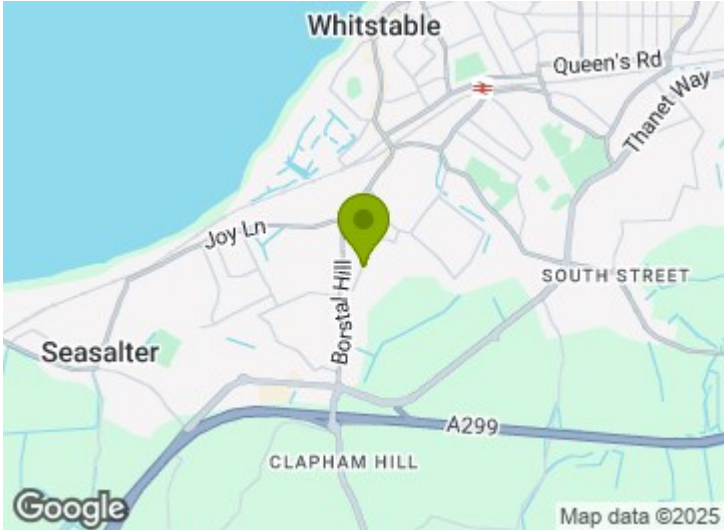
- Study 10'1" x 7'10" (3.08m x 2.40m)

FIRST FLOOR

- Bedroom 1 11'11" x 11'8" (3.63m x 3.56m)
- Bedroom 2 12'10" x 10'6" (3.91m x 3.20m)
- Bedroom 3 9'6" x 7'10" (2.90m x 2.39m)
- Shower Room

OUTSIDE

- Workshop 18'4" x 7'10" (5.59m x 2.39m)
- Rear Garden 67'3" x 35'3" (20.50m x 10.74m)





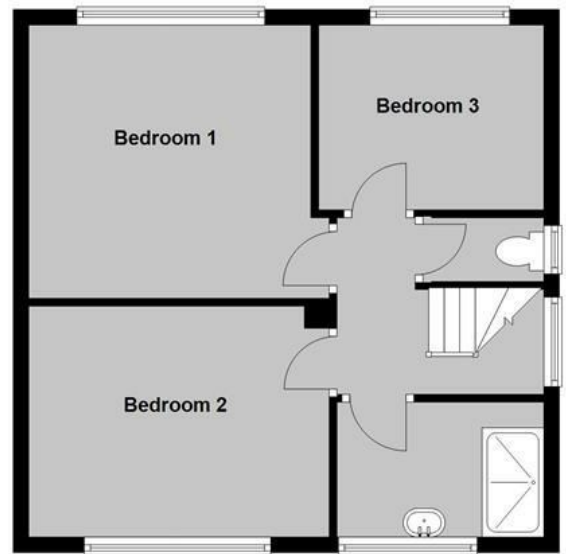
Ground Floor

Main area: approx. 54.8 sq. metres (590.4 sq. feet)
Plus workshop, approx. 13.0 sq. metres (140.3 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.4 sq. feet)



Main area: Approx. 99.8 sq. metres (1073.8 sq. feet)
Plus workshop, approx. 13.0 sq. metres (140.3 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

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Energy Efficiency Rating		Current	Potential
Very energy efficient (newest properties)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient (oldest properties)	G		
Energy Efficiency Rating		Current	Potential
England & Wales		81	82

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