

CHRISTOPHER HODGSON



Whitstable
£525,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

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

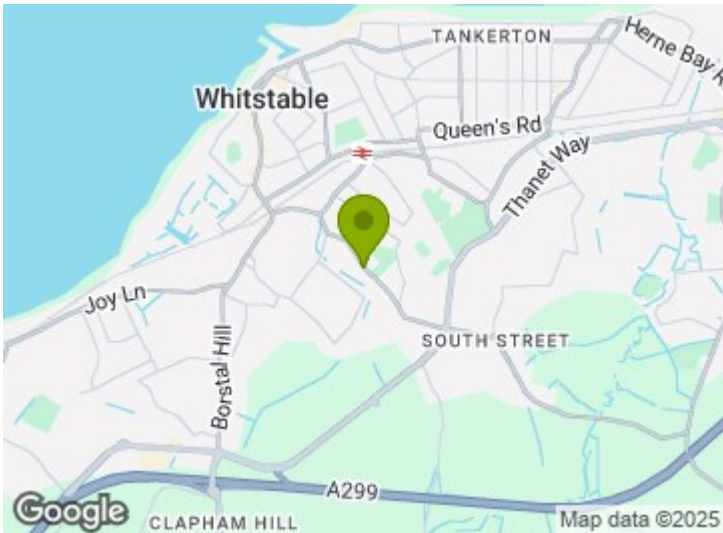
- Bedroom 1 13'0" x 12'2" (3.96m x 3.71m)
- Shower Room
- Bedroom 4 10'0" x 8'2" (3.05m x 2.49m)

LOWER GROUND FLOOR

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

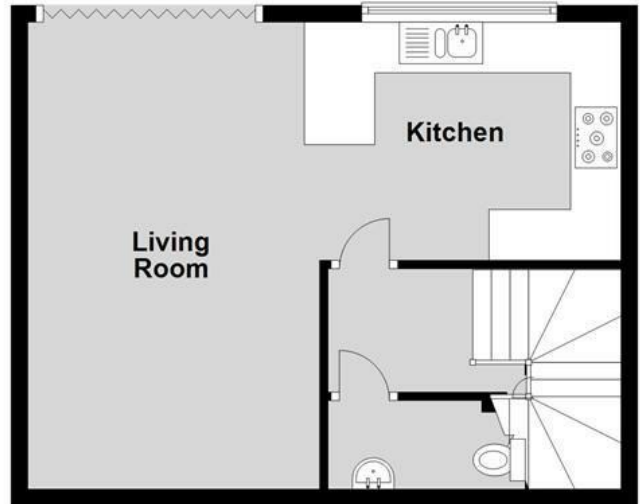
OUTSIDE

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



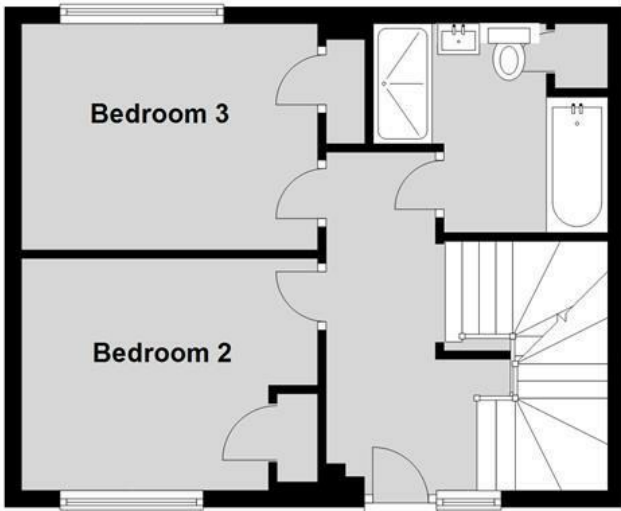
Lower Ground Floor

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.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating	
Very Energy Efficient (A)	93
Energy Efficient (B)	84
Decent (C)	
Needs Improvement (D)	
Needs Improvement (E)	
Needs Improvement (F)	
Needs Improvement (G)	
Needs Improvement (H)	
Needs Improvement (I)	
Needs Improvement (J)	
Needs Improvement (K)	
Needs Improvement (L)	
Needs Improvement (M)	
Needs Improvement (N)	
Needs Improvement (O)	
Needs Improvement (P)	
Needs Improvement (Q)	
Needs Improvement (R)	
Needs Improvement (S)	
Needs Improvement (T)	
Needs Improvement (U)	
Needs Improvement (V)	
Needs Improvement (W)	
Needs Improvement (X)	
Needs Improvement (Y)	
Needs Improvement (Z)	

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

