

CHRISTOPHER HODGSON



Whitstable
£395,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

Millway Grosvenor Road, Whitstable, Kent, CT5 4NN

A beautifully presented semi-detached bungalow ideally situated on a private road moments from Duncan Downs and conveniently positioned within easy reach of Whitstable town centre, the railway station (0.9 miles), the seafront and a wide range of amenities.

The spacious and smartly presented accommodation extends to approximately 645 sq ft (60 sq m) and comprises an entrance hall, sitting room, dining room with French doors opening to the garden, kitchen, two double bedrooms and a family bathroom.

Outside, the mature and well-established rear garden is a particularly attractive feature of the property, extending to approximately 64ft (19m) and having been thoughtfully landscaped to create an appealing space in which to relax and entertain. A garden studio provides useful ancillary space, whilst a driveway provides off-street parking for a number of vehicles.



LOCATION

Grosvenor Road is a popular residential location enjoying an elevated position on the outskirts of Whitstable, within easy reach of Duncan Downs, local bus routes, the town centre and railway station. Whitstable is a fashionable town by the sea renowned for its working harbour, independent shops, highly regarded restaurants and watersports facilities. Whitstable railway station provides frequent services to London Victoria (approximately 80 minutes), whilst the high-speed Javelin service provides access to London St Pancras in approximately 73 minutes. The A299 is also easily accessible, providing a dual carriageway link to the A2/M2 and subsequent motorway network.

ACCOMMODATION

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

- Entrance Hall
- Sitting Room 13'5" x 11'3" (4.1m x 3.43m)
- Dining Room 13'3" x 8'4" (4.04m x 2.56m)

- Kitchen 13'6" x 6'1" (4.13m x 1.87m)
- Bedroom 1 10'4" x 12'4" (3.16m x 3.77m)
- Bedroom 2 9'4" x 9'1" (2.86m x 2.79)
- Bathroom 6'1" x 5'8" (1.86m x 1.74m)

OUTSIDE

- Garden 64' x 27' (19.51m x 8.23m)
- Garden Studio 16'10" x 9'6" (5.15m x 2.92m)



Ground Floor
Main area: approx. 59.9 sq. metres (644.8 sq. feet)

Outbuilding
Main area: approx. 15.1 sq. metres (162.5 sq. feet)



Main area: Approx. 59.9 sq. metres (644.8 sq. feet)
Plus Outbuilding: Approx. 15.1 sq. metres (162.5 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,865.10.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	
A++	88
A+	
A	
B	
C	
D	
E	
F	
G	
Energy efficient - higher running costs	
England & Wales	
EPC Diagram	

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