

CHRISTOPHER HODGSON



Whitstable

£435,000 Freehold



Whitstable

136 Millstrood Road, Whitstable, Kent, CT5 3EF

A dramatically extended and beautifully presented semi-detached family home conveniently positioned within walking distance of supermarkets, close proximity to the bustling town centre with its independent shops and highly regarded restaurants, schools, bus routes and a short stroll from Whitstable's charming seafront, and Whitstable station (1 mile). The nearby Crab and Winkle Way is a 7.6-mile, mostly traffic-free walking and cycling route which runs between Whitstable and Canterbury.

The bright, spacious and versatile accommodation is arranged on the ground floor to provide an entrance porch, an entrance hall, a sitting room, a dining area

opening to a contemporary kitchen/living room with a large lantern roof-light and bi-folding doors leading to the garden, a play room, utility room, and a stylish shower room. To the first floor, there are three bedrooms, and a smartly fitted family bathroom.

The well maintained rear garden incorporates a large decked seating area covered by a pergola. A driveway provides an area of off-street parking, and access to storage.



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

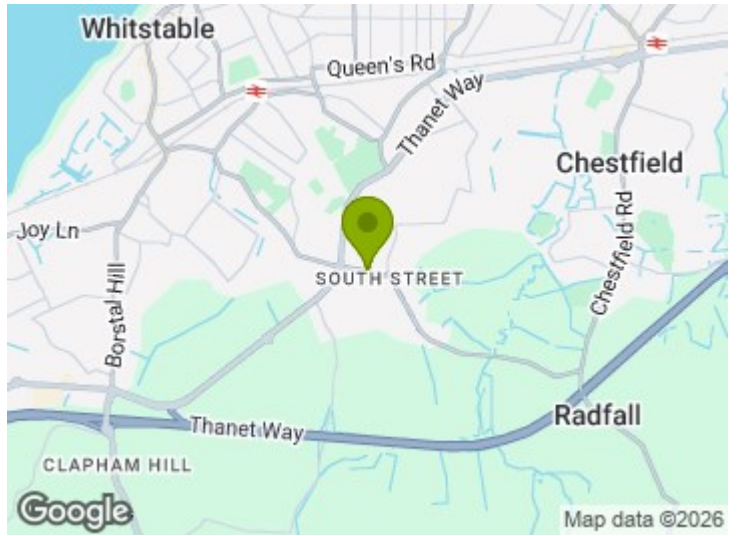
- Entrance Porch
- Entrance Hall
- Sitting Room 14'4" x 8'2" (4.38m x 2.48m)
- Kitchen/Living Room 24'4" x 15'9" (7.42m x 4.80m)
- Dining Area 14'7" x 9'10" (4.45m x 3.00m)
- Play Room 12'3" x 10'8" (3.73m x 3.25m)
- Utility Room 9'2" x 5'9" (2.80m x 1.75m)
- Shower Room

FIRST FLOOR

- Bedroom 1 14'5" x 8'6" (4.39m x 2.60m)
- Bedroom 2 9'5" x 8'6" (2.86m x 2.60m)
- Bedroom 3 10'1" x 6'0" (3.08m x 1.82m)
- Bathroom

OUTSIDE

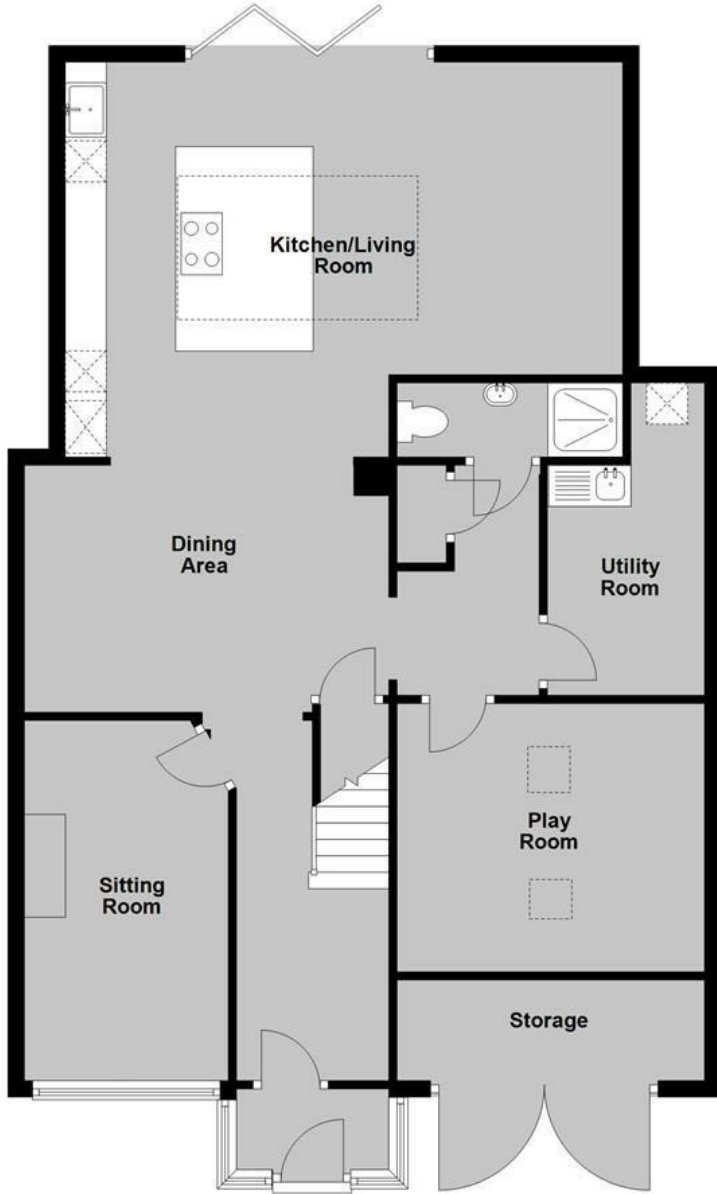
- Garden 29' x 19' (8.84m x 5.79m)
- Storage 12'3" x 4' (3.73m x 1.22m)





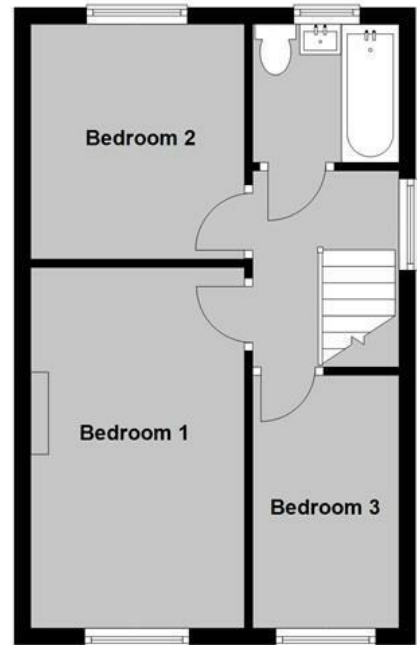
Ground Floor

Main area: approx. 92.7 sq. metres (997.4 sq. feet)
Plus storage, approx. 4.6 sq. metres (49.2 sq. feet)



First Floor

Approx. 33.1 sq. metres (355.8 sq. feet)



Main area: Approx. 125.7 sq. metres (1353.1 sq. feet)

Plus storage, approx. 4.6 sq. metres (49.2 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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		Current	Target
Overall Energy Efficiency	A		B4
Overall Environmental Impact	B		
Space Heating	C	67	
Water	D		
Lighting	E		
Heating Controls	F		
Walls and Floors	G		

England & Wales

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

