

CHRISTOPHER HODGSON



Whitstable
£450,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

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 it's 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

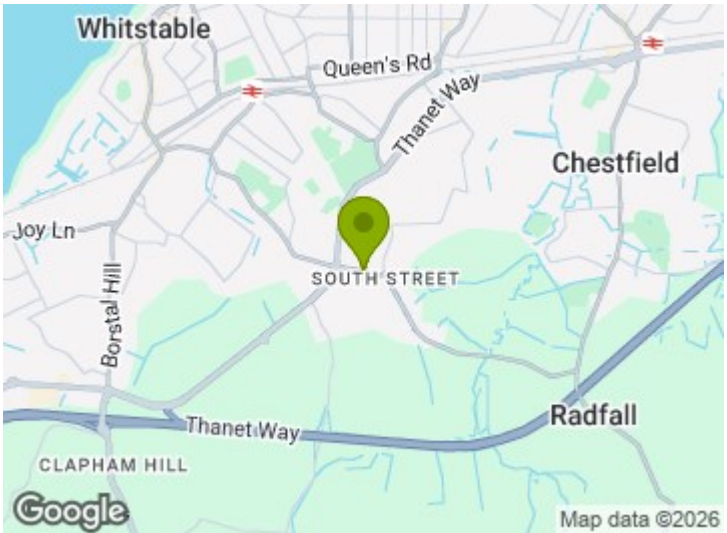
- Entrance Porch
- Entrance Hall
- Sitting Room 14'4" x 8'2" (4.38m x 2.48m)
- Kitchen/Living Room 24'4" x 15'9" (7.42m x 4.80m)
- Dining Area 14'7" x 9'10" (4.45m x 3.00m)
- Play Room 12'3" x 10'8" (3.73m x 3.25m)
- Utility Room 9'2" x 5'9" (2.80m x 1.75m)
- Shower Room

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

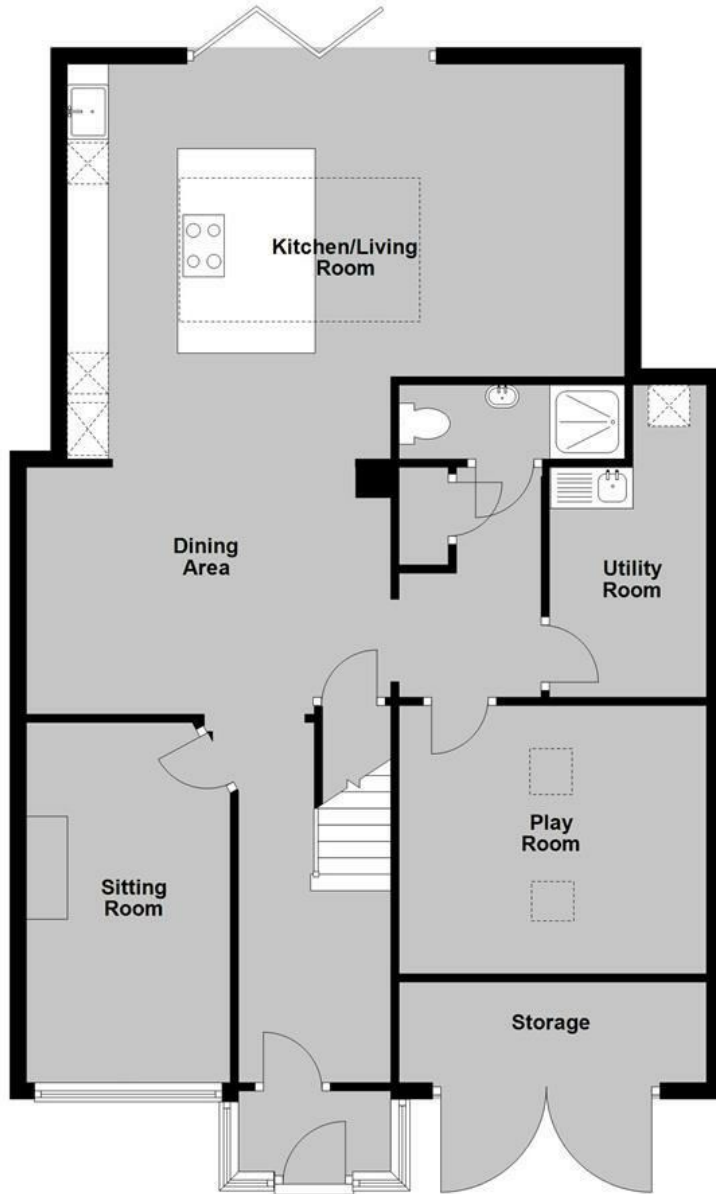
- Garden 29' x 19' (8.84m x 5.79m)
- Storage 12'3" x 4' (3.73m x 1.22m)





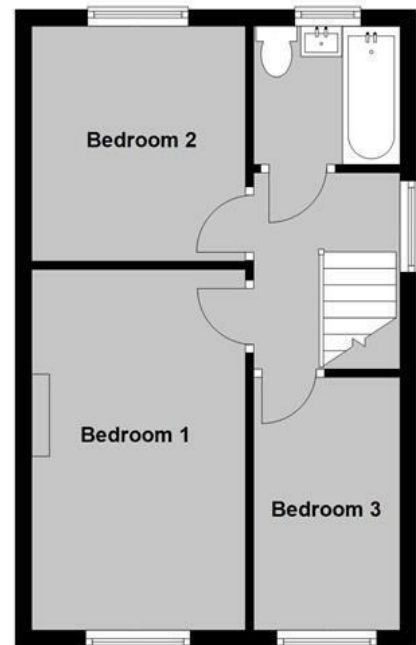
Ground Floor

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.

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient	F		
Worst energy efficiency - highest running costs	G		
England & Wales		Current	Target
		84	87

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

