



NAEA Licensed Estate Agents

Whitstable

Millstrood Road, Whitstable, Kent, CT5 1PP

£315,000



This semi-detached bungalow, situated on a generously sized and established plot, boasts a westerly-facing rear garden. The accommodation comprises entrance hall providing access to all rooms, including two double bedrooms, a comfortable lounge/diner, a separate fitted kitchen and a good-sized shower room. A delightful double-glazed conservatory overlooks the rear garden offering an ideal space for relaxation.

✉ whitstable@kent-estate-agencies.co.uk

☎ 01227 272302

📍 100, Tankerton Road, Whitstable, CT5 2AH

www.kea.org.uk





Property Information

This semi-detached bungalow, situated on a generously sized and established plot, boasts a southerly-facing rear garden.

The accommodation comprises entrance hall providing access to all rooms, including two double bedrooms, a comfortable lounge/diner, a separate fitted kitchen and a good-sized shower room. A delightful double-glazed conservatory overlooks the rear garden offering an ideal space for relaxation.

Externally the property benefits from a generous shared driveway leading to double gates which in turn provides vehicle side access to the rear garden.



Conveniently located, the property lies approximately 525 yards from Tesco Superstore with bus services available on Millstrood Road offering access to the harbour town of Whitstable (approximately 1 mile) and the historic Cathedral City of Canterbury (approximately 6.2 miles).

Whitstable mainline railway station is also situated just under a mile away providing excellent transport links.

Entrance Hall

Painted wood front entrance door. Radiator. Cloaks cupboard. Thermostat control for central heating. Access via loft ladder to insulated and partly boarded loft with light. Airing cupboard with shelves and housing lagged hot water cylinder and immersion heater.



Lounge/Diner 16' 11 x 10' 8 (5.16m x 3.26m)

Fireplace housing gas fire with associated back boiler providing hot water and central heating. Large window to front overlooking garden. Double glazed door to front. Radiator. Laminate flooring.



Kitchen 10' 7 max x 7' 11 (3.23m max x 2.42m)

Matching range of wall and base units. Inset single drainer 1.5 bowl sink unit. Work surfaces. Partially tiled walls. Inset gas hob with extractor cooker hood above. Built-in fan assisted electric double oven. Plumbing for washing machine and dishwasher. Window to front overlooking garden. Radiator. Larder cupboard.

Conservatory 10' 8 x 8' 0 (3.26m x 2.44m)

Window to side and rear overlooking garden. Radiator. The Conservatory is of cavity brickwork construction. French double doors to rear garden.



Bedroom 1 13' 4 x 8' 8 plus wardrobes (4.07m x 2.65m plus wardrobes)

Window to rear. Built-in wardrobes with sliding doors. Radiator.

Bedroom 2 14' 0 max x 11' 5 max (4.27m max x 3.48m max)

Window to rear overlooking garden. Radiator.

Shower Room 7' 2 x 5' 7 plus recess (2.19m x 1.71m plus recess)

Suite in white comprising large fully tiled shower cubicle with rainfall shower head and additional shower head, wash hand basin set into vanity unit with cupboard below and WC with concealed cistern. Radiator. Partially tiled walls. Frosted window to side. Shaver point.

Front Garden

Mainly laid to lawn with flower and shrub borders. Generous sized shared driveway leading to side of property and double gates providing vehicle access to rear garden.



Rear Garden 34' 0 x 75' 0 max (10.37m x 22.86m max)

Southerly facing garden mainly laid to lawn with flower beds, bushes and shrubs. Paved patio area. Two sheds. Gated vehicle side access. Enclosed with fencing and hedging.

Main Services

The following mains services are connected to the property electricity, water, gas, drainage and a telephone line. All services will be subject to the appropriate companies transfer conditions.

Heating

Central heating is provided by a gas fired boiler situated in the Lounge and hot water radiators as indicated in these particulars.

Windows

The windows are generally of UPVC double glazed sealed units.

Tenure

The property is to be sold Freehold with vacant possession.

Council Tax

We are advised by the Valuation Office that the property is currently within Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

Viewing

Please ring us to make an appointment. We are open from 9am to 6pm Monday to Friday, 9am to 5pm Saturdays and by appointment only on Sundays.

Agent Notes

Kent Estate Agencies gives notice for themselves and for the sellers of the property, whose agents they are that any floor plans, plans or mapping and measurements are approximate quoted in metric with imperial equivalents. All are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The measurements are provided in accordance with the R.I.C.S. Code of Measuring Practice 6th edition. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Prospective purchasers or lessees should seek their own professional advice. Kent Estate Agencies retain the copyright in all advertising material used to market this property. No person in the employment of Kent Estate Agencies has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. For a free valuation of your property contact the number on this brochure. Printed 12th May 2025



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy performance certificate (EPC)

139 Millstrood Road WHITSTABLE CT5 1PP	Energy rating D	Valid until: 10 January 2032
		Certificate number: 0332-8429-5100-0559-2296

Property type	Semi-detached bungalow
Total floor area	67 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0332-8429-5100-0559-2296>

1/5