



63 Millstrood Road, Whitstable
£400,000

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Whitstable

This property is situated in a popular area, located within a mile radius of Whitstable's bustling town centre offering a wide selection of shops and restaurants, and is in close proximity to the famous harbour and beachfront.

The property offers well proportioned accommodation; entrance via porch into inner hallway with stairs leading to the first floor.

There is a bright airy lounge/dining room running front to back and a kitchen to the rear. From the kitchen is an extension providing a rear lobby and downstairs WC. On the first floor there are three bedrooms, the family bathroom and a separate WC.

To the outside of the property there is a front garden laid to lawn with driveway offering off street parking and further parking via an enclosed car port.

To the rear is a southerly facing garden mainly laid to lawn with a patio area, shed and side access. The property also benefits from a really useful cellar offering excellent an excellent storage space.

- No Onward Chain
- Ideal Family Home
- Large Southerly Rear Garden
- Off Street Parking
- Close To Town Centre And Beachfront
- Transport Links Nearby
- Local Schools In Close Proximity





Entrance Porch

Leading to

Wc

Lounge

13' 0" x 22' 0" (3.96m x 6.71m)

Kitchen

8' 0" x 10' 11" (2.44m x 3.33m)

First Floor

Leading to

Bedroom One

12' 0" x 11' 0" (3.66m x 3.35m)

Bedroom Two

11' 0" x 9' 0" (3.35m x 2.74m)

Bedroom Three

8' 10" x 7' 10" (2.69m x 2.39m)

Bathroom

Wc





GROSS INTERNAL AREA
 FLOOR 1: 473 sq.ft, FLOOR 2: 430 sq.ft
 TOTAL: 903 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure