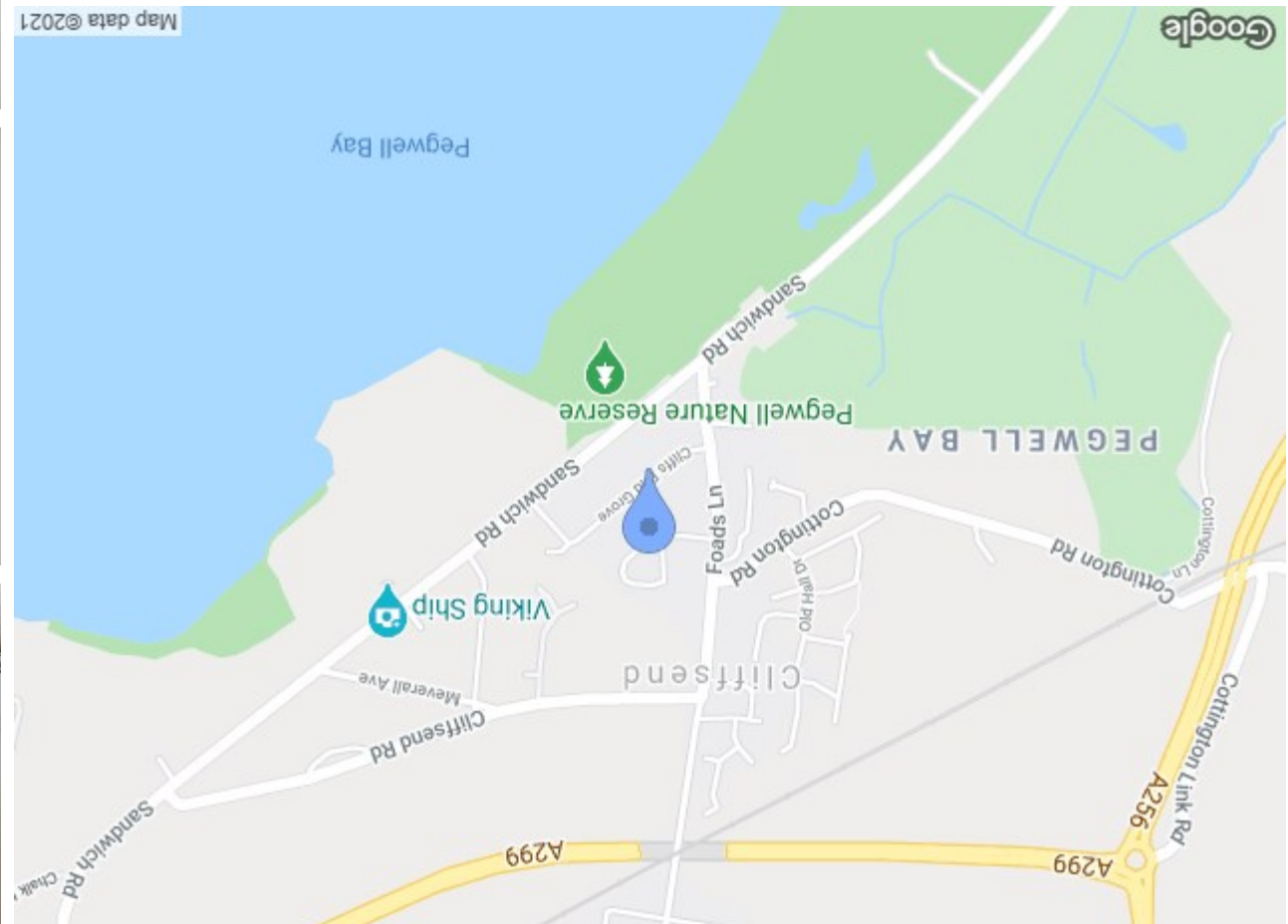
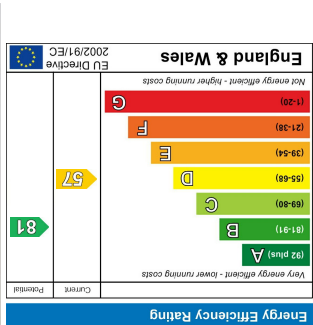
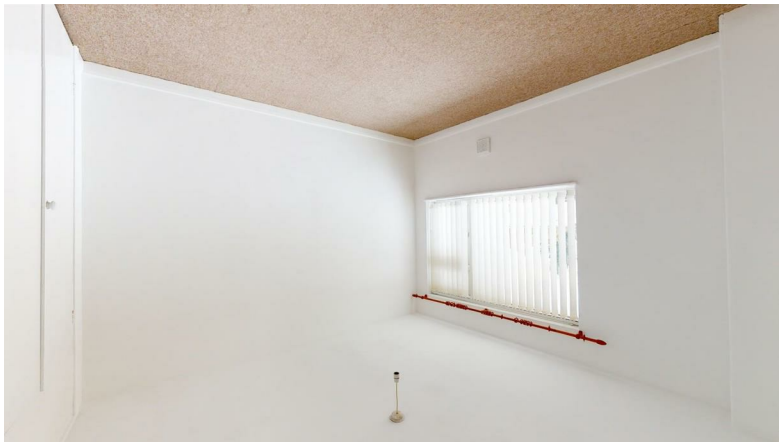


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



44 CLIFFSEND GROVE
RAMSGATE

noed
propertymark
PROTECTED

aria
propertymark
PROTECTED

Relocation
agent
network

The Property
Ombudsman

51 Queen Street, Ramsgate, Kent, CT11 9EL

01843 570500 e. ramsgate@milesandbarr.co.uk

miles
&barr

YOUR PROPERTY AGENT



44 CLIFFSEND GROVE
RAMSGATE

£325,000

- Cliffsend
- Off street parking
- South-easterly facing garden
- Three bedrooms
- Redecorated
- Large loft space
- Thanet Parkway Station under construction

LOCATION

Cliffsend is located to the west of Ramsgate and is very close to Pegwell Bay with its SSSI status a super place for coastal walks to take in the unique geology, and watch coastal, wading birds and enjoy the nature reserve which is adjacent. Pegwell Bay also has a full size replica Viking Ship situated on the cliff top visible from the Sandwich Road. For the energetic, walk, run or cycle eastwards along the cliff top, beach or across farmland to access Ramsgate which is just a five minute car drive. Alternatively head west to the historic market town of Sandwich or the pretty rural villages of Minster and Monkton. Keen golfers can walk just around the corner to St Augustines Golf Club or journey a little further to Stonelees, Royal St Georges or Princes. For those requiring swift access to roads which exit Thanet, the location is ideal as it is easy to join the A299 Hengist Way for perhaps a daily commute to Canterbury, Ashford, Maidstone and beyond. There is a fast rail link to St Pancras from Ramsgate Railway Station.

ABOUT

Miles & Barr are thrilled to bring to the market this three bedroom semi-detached house nestled in the quiet village of Cliffsend.

Accommodation is well-appointed and recently redecorated throughout with the bright entrance hall leading into the large entertaining space at the rear comprising Lounge/dining area. Adjacent to this is the kitchen with fitted floor and wall units, roll top work surfaces and inset sink along with space and plumbing for white goods. Venturing to the first floor you will find three good sized bedrooms, airing cupboard with storage on the landing alongside the three piece family bathroom with bath, wash hand basin, low level flush W/C and heated towel rail. The loft space is exceptionally spacious and subject to the relevant planning permissions/consents could make a fantastic fourth bedroom with en-suite. Externally there is a large drive to the front with ample space for off street parking for several cars. The garden to the rear is south-easterly facing, mainly laid to lawn with mature trees.

Call Miles & Barr today on 01843 570500 to arrange your viewings now!!!

DESCRIPTION

- Entrance
- Lounge 17'2 x 14'11 (5.23m x 4.55m)
- Kitchen 9'4 x 9'4 (2.84m x 2.84m)
- First Floor
- Bedroom One 10'8 x 10'2 (3.25m x 3.10m)
- Bedroom Two 12'2 x 9'11 (3.71m x 3.02m)
- Bedroom Three 8'8 x 6'11 (2.64m x 2.11m)
- Bathroom
- External
- Rear Garden

