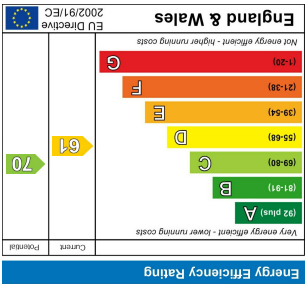


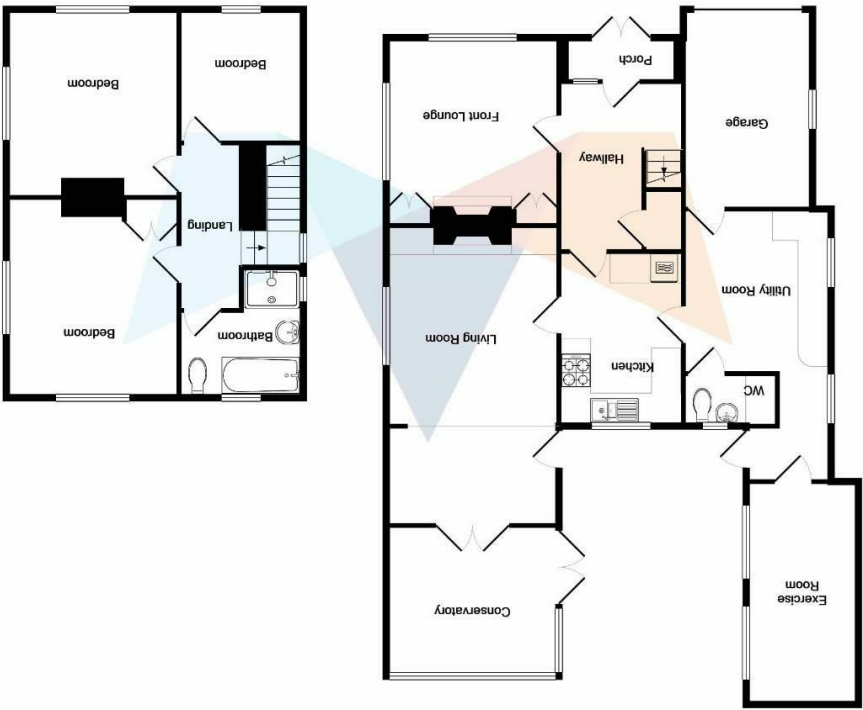
www.milesandbarr.co.uk/referral-fee-disclosure

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:



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FOADS HILL CLIFFSEND



FOADS HILL  
CLIFFSEND

OFFERS IN THE REGION OF

- Detached
- Three/Four Bedrooms
- Over 1600sq ft
- Integral Garage
- Off Street Parking
- Sought After Location
- Large Private Garden
- New Central Heating System
- Solar Panels
- Potential to Extend

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

Vast detached family home over 1600sq ft boasting a stunning private garden in the highly sought after area of Cliffsend. Coming to the market for only the second time in over 35 years, viewings come highly recommended to appreciate this 1950's detached home.

In brief, the property comprises a porch entrance, spacious hallway with reception room/fourth bedroom to the front , large family room at the rear and adjoining kitchen, the perfect layout to create open plan living. There is a large utility room, downstairs WC and a versatile room which could be a home office, currently being used as an exercise and games room. Moreover, there is integral access to the garage and a conservatory, currently used as a dining room opening up to the garden.

Going upstairs, there is a modern glass balustrade meeting the landing, with three excellent sized bedrooms- two doubles, a spacious single and a stunning modern bathroom. The family bathroom boasts a double sized walk-in shower with ceiling mounted shower head and adjustable height shower head, a double ended bath with wall mounted filler, wall hung WC and furniture, heated towel rail and floor to ceiling Porcelanosa tiles.

Externally, there is a garden to the front which is laid to lawn with mature shrubs and off-street parking for two cars, with the potential to expand this to the full width of the property, which would comfortably allow for 4/5 vehicles. At the rear, there is a mix of patio and lawn with an impressive mature and private garden boasting designated areas for adult entertaining, hot tub, bbq, hammock and kids swing and slide set with ample garden to still explore.

Further benefits include solar panels, making energy costs throughout the year more manageable, a brand new combi boiler with new radiators and double glazed throughout.

DESCRIPTION

- Front Lounge 12'06 x 11'07 (3.81m x 3.53m)
- Hallway 11'06 x 8'04 (3.51m x 2.54m)
- Family Room 21'04 x 11'07 (6.50m x 3.53m)
- Kitchen 12'01 x 8'03 (3.68m x 2.51m)
- Conservatory 11'09 x 7'01 (3.58m x 2.16m)
- Utility Room 11'0 x 9'11 (3.35m x 3.02m)
- W/C 6'03 x 3'06 (1.91m x 1.07m)
- Exercise Room 15'0 x 7'01 (4.57m x 2.16m)
- First Floor
- Landing 10'10 x 4'02 (3.30m x 1.27m)
- Bedroom One 13'06 x 11'07 (4.11m x 3.53m)
- Bedroom Two 12'06 x 11'07 (3.81m x 3.53m)
- Bedroom Three 8'11 x 8'05 (2.72m x 2.57m)
- Bathroom 8'03 x 5'10 (2.51m x 1.78m)
- External
- Rear Garden
- Garage 13'01 x 8'06 (3.99m x 2.59m)

