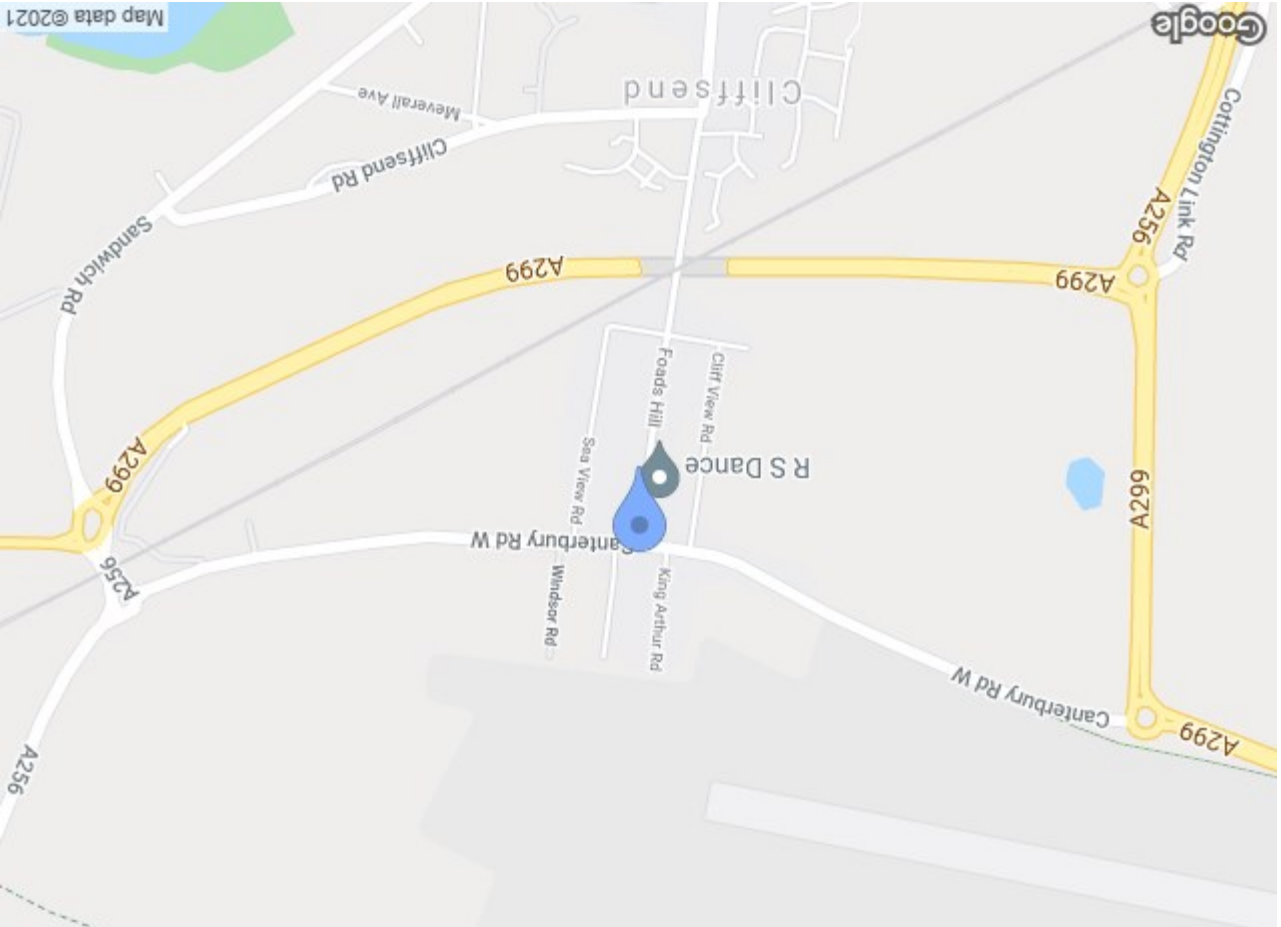
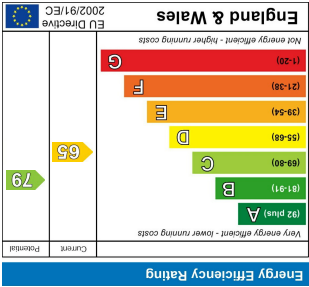


www.milesandbarr.co.uk/referral-fee-disclosure

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:



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FOADS HILL RAMSGATE



FOADS HILL
RAMSGATE

£475,000

- Detached Family Home
- Quiet Village Location
- Large Rear Garden
- Ample Off Road Parking
- Garage
- Roof Top Terrace to Rear
- Elevated Sea Views
- Beautifully Presented
- Open Plan Living

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

DETACHED Three Bedroom Home with Off Road Parking, Garage and Large Garden!

Miles and Barr are delighted to bring to the market this detached property located in the village of Cliffsend, Ramsgate. This property is within easy reach of the popular Pegwell Bay, good schooling at all levels, plus excellent transport links by road into Ramsgate and surrounding areas, and links by train including the high speed link to London, making this home ideally situated for all your needs.

The property is beautifully presented throughout, offering light and airy accommodation currently comprising; entrance porch with access into the garage, generous hallway, with lounge to the front of the home, open plan lounge, modern fitted kitchen/breakfast room with integrated appliances, and dining area with French doors leading to the garden, to the rear of the home. There is also a downstairs WC and utility room. Upstairs on the first floor there are two generous double bedrooms, the main at the rear with doors to a roof top terrace offering elevated sea views of Pegwell Bay. There is also a single bedroom and family bathroom, with storage on the landing area. Externally to the front there is off street parking for a number of vehicles, whilst to the rear is a large garden which is mainly laid to lawn, with patio area.

DESCRIPTION

- Entrance
- Entrance Porch
- Hallway
- Lounge 12'09 x 11'02 (3.89m x 3.40m)
- Open Plan Kitchen / Diner 22'09 x 20'07 (6.93m x 6.27m)
- WC
- Utility Room 8'10 x 7'00 (2.69m x 2.13m)
- First Floor
- Bedroom One 12'09 x 11'03 (3.89m x 3.43m)
- Bedroom Two 11'10 x 11'02 (3.61m x 3.40m)
- Bedroom Three 8'05 x 8'05 (2.57m x 2.57m)
- Bathroom 8'05 x 6'02 (2.57m x 1.88m)
- External
- Garage 17'05 x 9'06 (5.31m x 2.90m)
- Rear Garden

