



Arundel Road, Cliffsend, Ramsgate



Katrina  
Arundel Road  
Cliffsend  
Ramsgate  
Kent  
CT12 5DZ



**Description**

Ground Floor

- Entrance Hall
- Living Room  
19'0 x 17'11  
(5.79m x 5.46m)
- Kitchen  
17'11 x 9'3  
(5.46m x 2.82m)
- Bedroom  
17'11 x 9'9  
(5.46m x 2.97m)  
including built-in  
wardrobe
- Bathroom

First Floor

- Landing
- Bedroom  
14'5 x 13'5  
(4.39m x 4.09m)
- Bedroom  
14'1 x 13'5  
(4.29m x 4.09m)

External

- Detached Garage  
(Utilised as a  
Bedroom/Annex)  
17'6 x 12'5  
(5.33m x 3.78m)
- Off Street Parking
- Rear Garden

## Property

### VERSATILE DETACHED CHALET BUNGALOW ON A PRIVATE ROAD WITH DISTANT ELEVATED SEA VIEWS...

Spacious detached home on a large plot in a highly sought-after location on Arundel Road, Cliffsend. Internally the accommodation currently consists of two double bedrooms upstairs both of which benefit from lovely scenic views and from ample eaves storage. The ground floor holds a large modern fitted kitchen with access out to the rear, main double bedroom, family bathroom and spacious L-shaped lounge with double patio doors leading out to the sunny aspect garden with views out across the fields. Externally, the home is on a large plot and due to this has previously held five cars comfortably, with the large garden facing almost directly south maximising the sunlight received which is laid to lawn. To the north of the home is the detached garage which the owners have converted to be utilised as a bedroom that would make an ideal space for an annex.

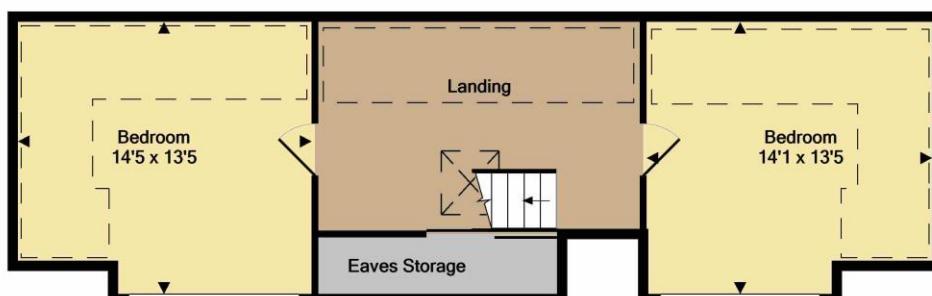
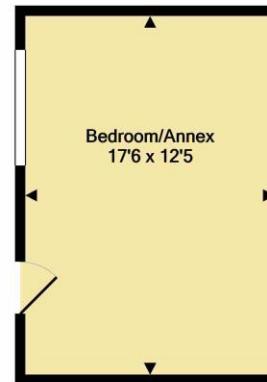


### Location

Perfectly situated in a semi-rural village location which gives very swift access to major exit roads from the Thanet area, ideal if a daily commute to Ashford, Canterbury or beyond is undertaken. It is also a five-minute drive to Manston Road Tesco, Ramsgate/Cliffsend railway stations with a high speed link to London St Pancras and Ramsgate town centre as well as being in the catchment for a number of popular schools.

Ramsgate is situated on the southerly aspect of the Isle of Thanet and benefits the country's only Royal Harbour, its status being granted by King George 1V in 1821. The distinctive and beautiful harbour has a vibrant yachting community alongside some commercial activity and was where the Little Ships evacuation of Dunkirk set out from in 1940. The town is enjoying something of a Renaissance with its large amount of Grade II Listed property, many set within elegant Regency squares, or overlooking the sea, others with links to or influenced by the architect Augustus Pugin. In recent years the Royal Harbour has seen many restaurants, cafes and bars emerge alongside quirky independent retail outlets, some utilising the arches on the quayside beneath Royal Parade. The town is steeped in history with associations to many well known figures including Queen Victoria , Karl Marx and Vincent Van Gogh as well as having a fascinating network of tunnels beneath the main centre. The fortunes of the town have been hugely assisted by the recent addition of a high speed rail link to London St Pancras making a commute for many a viable option.





1ST FLOOR  
APPROX. FLOOR  
AREA 564 SQ.FT.  
(52.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1657 SQ.FT. (153.9 SQ.M.)

Whilst 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 such 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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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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