

CHRISTOPHER HODGSON



**Cliffsend, Ramsgate**  
**£375,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

# Cliffsend, Ramsgate

*52 Cliffsend Road, Cliffsend, Ramsgate, Kent, CT12 5JD*

A spacious detached bungalow in a highly desirable location within 500 metres of the seafront. Cliffsend is ideally positioned between Sandwich and Ramsgate and close to Stonelees & St. Augustine's Golf Clubs, Pegwell Country Park as well as the Viking Coastal Trail, which is ideal for cyclists and walkers. The property is within walking distance of Thanet Parkway Station, which provides high speed services to London St Pancras via Ashford.

The generously proportioned accommodation totals 1173 sq ft (109 sq m) and comprises an entrance porch, entrance hall, sitting room with sliding doors opening to the garden, a dining room, kitchen, utility room, two double bedrooms and a bathroom.

The South facing garden extends to 59ft (17.9m) and incorporates a paved patio area. A driveway provides off street parking for a number of vehicles and access to an integral garage with workshop. No onward chain.



## LOCATION

Cliffsend is a desirable village approximately 2 miles west of the marina town of Ramsgate and approximately 4 miles North of Sandwich. The village forms part of the Pegwell Bay Country Park Sandwich and Pegwell Bay Nature Reserve which is a Ramsar Site of International Importance, home to spectacular bird life that is designated as a protected area under UK and EU legislation and is also considered a world class wetlands. Also on permanent display on the cliff top at Pegwell Bay is a replica of the Viking longship Hugin, which sailed from Denmark to Thanet in 1949 to celebrate the 1500th anniversary of the invasion of Britain. Ramsgate boasts one of the largest marinas on the South coast, as well as a bustling high street, a number of highly regarded bars and restaurants, a Blue Flag Beach and mainline railway station. The Cinque Port town of Sandwich is one of the best preserved medieval towns in the UK, a thriving market town with individual shops, bars and restaurants and renowned for its golf courses, including the famous Royal St George's, which regularly hosts The Open Championship.

Thanet Parkway Station provides high speed services to London St Pancras via Ashford. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 72 minutes. Cross Channel

ferries are available from the port of Dover (16.9 miles) and the Eurotunnel Terminal at Cheriton. The A256 is also easily accessible offering access to the A2/M2 and subsequent motorway network.

## ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

### GROUND FLOOR

- Entrance Hall 13'7" x 11'10" (4.14m x 3.61m)
- Sitting Room 25' x 12'6" (7.62m x 3.81m)
- Dining Room 12'5" x 7'10" (3.78m x 2.39m)
- Kitchen 10'10" x 9'1" (3.30m x 2.77m)
- Utility Room 14'11" x 6'10" (4.55m x 2.08m)
- Bedroom 1 12'9" x 10'11" (3.89m x 3.33m)
- Bedroom 2 8'10" x 8' (2.69m x 2.44m)
- Bathroom 8'11" x 5'6" (2.72m x 1.68m)

### OUTSIDE

- Garden 59' x 40' (17.98m x 12.19m)



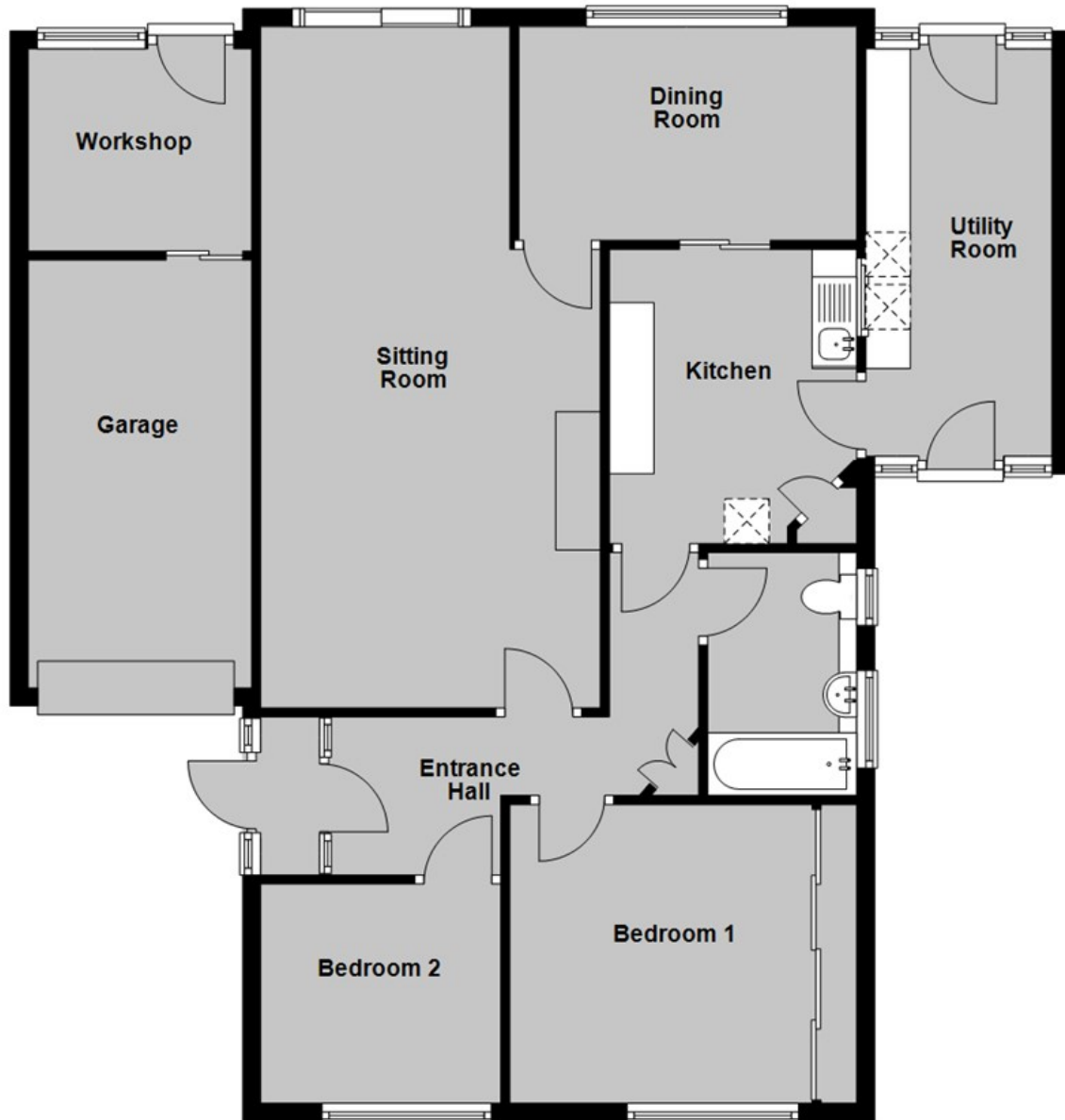


- Workshop 8'2" x 7'5" (2.49m x 2.26m)
- Garage 16' x 8'2" (4.88m x 2.49m)



## Ground Floor

Approx. 109.0 sq. metres (1173.4 sq. feet)



Total area: approx. 109.0 sq. metres (1173.4 sq. feet)

**Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77**

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Energy Efficiency Rating		Current	Potential
Very energy efficient (A+)	A+		
Energy efficient (A)	A		
Decent (B)	B		
Below average (C)	C		
Poor (D)	D		
Very poor (E)	E		
Extremely poor (F)	F		
Extremely poor (G)	G		
Energy Efficiency Rating		79	61
England & Wales			

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