



**Arundel Road
Cliffsend, Ramsgate
Offers In The Region Of £400,000**



Arundel Road

**SIMPLY STUNNING FAMILY HOME! 4 BEDROOM
DETACHED BUNGALOW ~ CHAIN FREE**

This beautiful detached bungalow can be found in the ever popular Arundel Road, Cliffsend.

This versatile property has been styled to create a flexible and spacious space for modern living at the end of a Private Road.

Whether you are looking for a home for the family or extended family, this home offers space in abundance including a quiet area where you can work from home. The property is just 3/4 mile from the sea and amazing walks along the nature reserve. Arundel Road is an unmade, private road in the popular village of Cliffsend.

The property comprises of **FOUR** spacious double bedrooms with one bedroom benefiting an ensuite, a large fitted modern kitchen/dining room, lounge which takes you through double doors to the conservatory, a family bathroom and the all important separate cloakroom.

Externally there is a beautiful sunny aspect rear garden that can be enjoyed at any time of year. To the front, this property boasts off street parking for several vehicles. as well as a stunning view out over the estuary, nature reserve and out to sea!

Cliffsend is perfectly placed for easy access to the main roads leading to Sandwich, Deal, Dover and the A299 to London.

St Remo has been successfully let for £1800pcm for the last 2 years and it makes a great rental investment at over 5% yield, the current tenants are happy to remain in situ.

Call TMS today to arrange an accompanied viewing on 01843 866055



- FOUR DOUBLE BEDROOMS!!
- LARGE VERSATILE BUNGALOW
- OFF-STREET PARKING 4 CARS
- EASY ACCESS TO THE A299 THANET WAY
- LOVELY WALKS TO PEGWELL NATURE RESERVE
- LARGE PLOT
- QUIET LOCATION
- COUNCIL TAX BAND - D
- EPC - D



Entrance

Lounge
14'9" x 12'10" (4.52 x 3.92)

Kitchen/Dining Room
18'8" x 9'10" (5.71 x 3.00)



Main Bedroom
12'0" x 11'6" (3.66 x 3.53)

Bedroom Two
9'10" x 9'8" (3.00 x 2.97)

Bedroom Three
11'6" x 8'7" (3.53 x 2.64)

En-Suite
8'7" x 4'8" (2.64 x 1.44)

Bedroom Four
12'1" x 12'0" (3.70 x 3.67)

Bathroom
7'2" x 7'1" (2.20 x 2.17)

Cloakroom
5'10" x 2'11" (1.80 x 0.89)

Conservatory
12'7" x 5'10" (3.86 x 1.79)

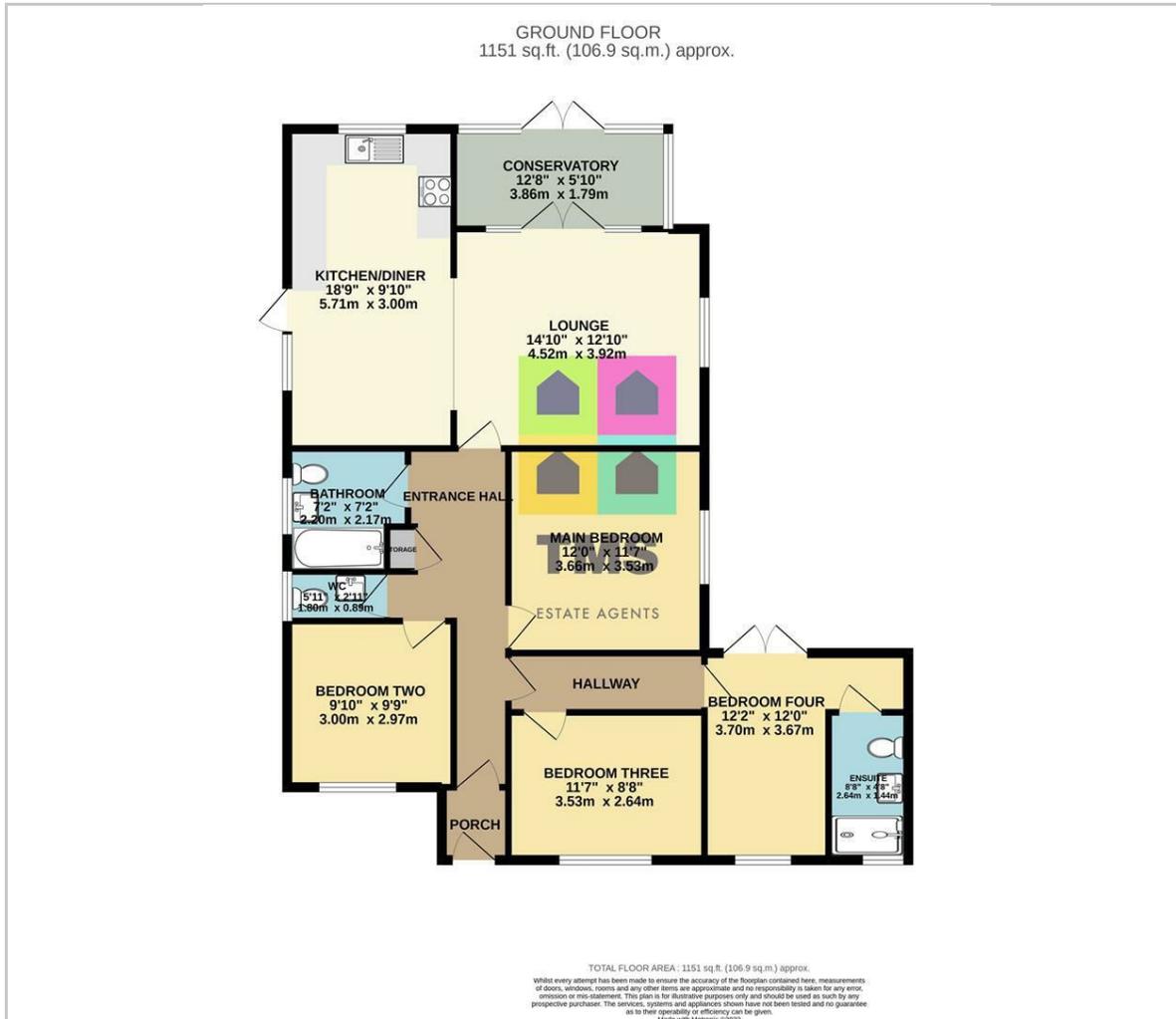
Garden

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will be required to undertake an identification check. This is a legal requirement under the Anti Money Laundering Regulations (AML). The cost of this check is £50+VAT per purchaser, which is paid in advance once an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Floor Plan



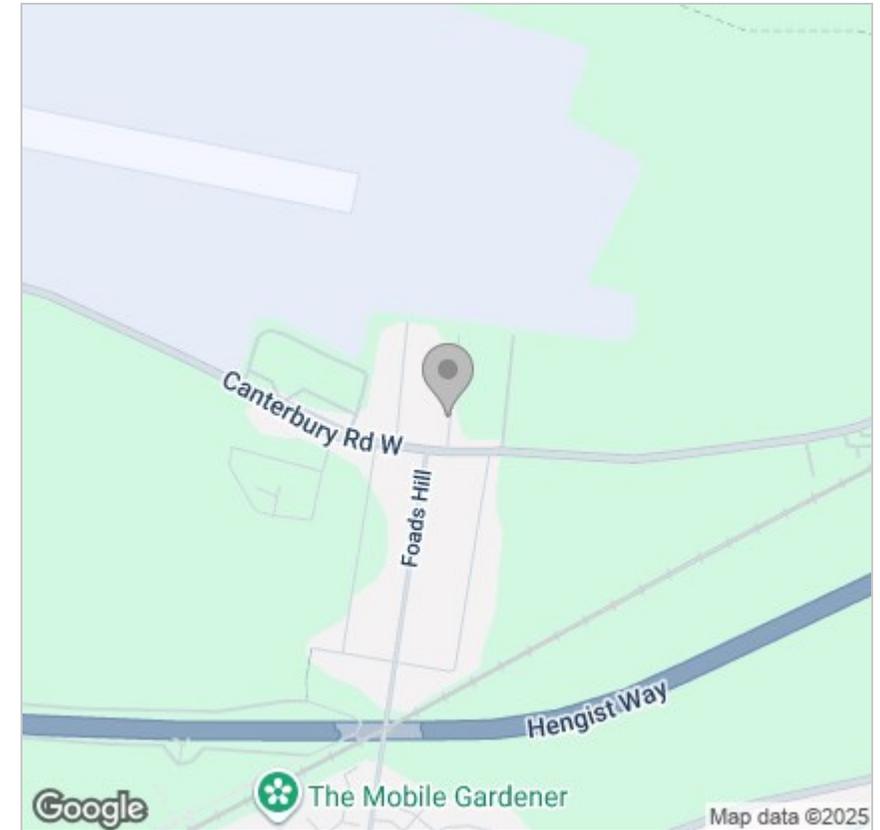
Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ
t 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com

Area Map



Energy Efficiency Graph

