



Sandwich Road, Cliffsend, Ramsgate





3 Sandwich Road
Cliffsend
Ramsgate
Kent
CT12 5HX



Description

Ground Floor

- Porch
- Entrance Hall
- Lounge
23'6 x 12'11
(7.16m x 3.94m)
- Kitchen/Breakfast Room
16'1 x 9'8
(4.90m x 2.95m)
- Utility Area
8'10 x 5'4
(2.69m x 1.63m)
- Study
8'10 x 7'7
(2.69m x 2.31m)
- WC

First Floor

- Landing
- Bedroom/Lounge
13'5 x 13'1
(4.09m x 3.99m)
With doors to balcony
- Kitchen
3'11 x 7'7
(1.19m x 2.31m)
- Bedroom
12'10 x 9'2
(3.91m x 2.79m)
With airing cupboard

- Bedroom
9'10 x 9'6
(3.00m x 2.90m)
Plus built in cupboard
- En-suite Shower Room
- Bedroom
9'10 x 7'7
(3.00m x 2.31m)
With doors to balcony

Second Floor

- Landing
- Bedroom
16'2 x 13'1
(4.93m x 3.99m)
- Bedroom/Dressing Room
11'3 x 6'9
(3.43m x 2.06m)
- Shower Room

External

- Front Garden/Driveway
- Garage
18'7 x 18'6
(5.66m x 5.64m)
- Rear Garden
Mainly laid to lawn

Property

A stunning detached family residence boasting fabulous sea views across and beyond Pegwell Bay, this bespoke home is situated on Sandwich Road and offers great panoramic views over the fields and the sea.

Designed over the three floors the ground floor offers a reception hall, cloakroom, study (with sea views), a living room leading to a dining area with doors to the garden as well as sea views and a well appointed kitchen with wooden worktops. The ground floor also has solid wood flooring. To the first floor there are four bedrooms, one with an en-suite wet room and a modern family bathroom with a roll top bath, two of the bedrooms have doors leading to a balcony where you can enjoy the fantastic sea views. The main bedroom currently has a kitchenette area that could be converted to another en-suite. On the second floor you will find a double bedroom, a shower room and a dressing room/bedroom.

Externally on the Sandwich Road entrance the property offers off street parking for two cars and via the Cliffsend Road entrance there is a gated entrance to more off-street parking. The private rear garden has a decked area perfect for sitting out and a laid to lawn area, there is also a large double detached garage with electric up and over doors.

Ramsgate town centre is within easy access where you will find a variety of shops, bars and restaurants as well as the popular sandy beaches and Royal Harbour and Marina. The area offers a number of highly regarded schools in both the public and private sectors. There are also a number of leisure and recreational facilities to be found. Ramsgate offers a high-speed rail service to London St. Pancras.



Our Time Here

We first fell in love with the location, having sea views to the front and farmland to the rear. Our favourite features of the house are the balconies at the front. It's great to be able to sit and enjoy the views with a cup of coffee in the morning or glass of wine in the evening while watching the beautiful sunsets we get here.

The local community is very friendly with plenty of activities to get involved with in the area. The location is very convenient, being just a two minutes' drive away from Westwood Cross shopping and leisure centre, and only 5 minutes from Ramsgate, Broadstairs and Sandwich. There are a plethora of good schools all within a 10 minute drive, ranging from infant to grammar and high schools.

We love to take advantage of the many coastal walks right from the front door in any direction. It's great to live so close to the sea. The neighbouring towns and Westwood Cross all provide lots of nice places to eat out.

We will miss our close neighbours, the friendly community and of course, the sea views.

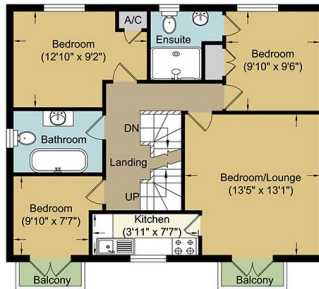




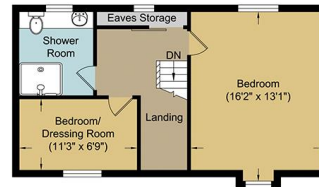
Garage
Approximate Floor Area
344.12 sq. ft.
(31.97 sq. m)



Ground Floor
Approximate Floor Area
715.15 sq. ft.
(66.44 sq. m)



First Floor
Approximate Floor Area
683.18 sq. ft.
(63.47 sq. m)



Second Floor
Approximate Floor Area
446.70 sq. ft.
(41.50 sq. m)

TOTAL APPROX FLOOR AREA 2189.16 SQ. FT. (AREA 203.38 SQ. M)
Measurements are approximate. Not to scale. Illustrative purposes only.
Total area includes garage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Important Notice:

In accordance with the Property Misdescriptions Act (1991) 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.