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## Property brochure



BEECH GROVE  
CLIFFSEND  
RAMSGATE  
KENT  
CT12 5LD

Price: £649,995

5 Bedrooms

2 Receptions

2 Bathrooms

Double Garage

EPC D

Tenure FREEHOLD  
Council Tax F



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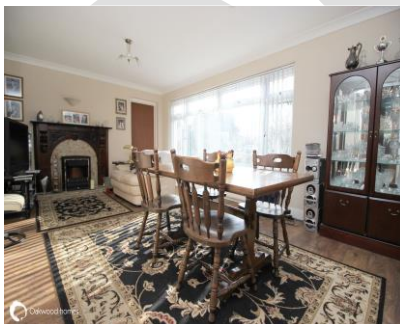


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### The Property

A massive corner plot detached family home which is over three floors! If you're looking for a spacious family home with large rooms, this will be the detached house for you. Internally offering a wealth of accommodation comprising entrance hall, cloakroom, utility room, two huge receptions rooms, lounge also offering a bar area, fitted kitchen and office/study. The first floor offers three bedrooms, bathroom and master bedroom with en-suite bathroom. The second floor has two further bedrooms and storage space. Being a corner plot, to the side of the house offers driveway to allow parking for three/four cars but this can always be used as side garden. The front offers further off street parking and double garage, with electric charging point and electric up and over door. The double garage is currently being used for storage. Garden is mainly laid to lawn with apple trees, fenced boundaries, electric point outside. Within a short walk of the delightful Pegwell Bay and opposite St Augustine's golf course, the quiet village of Cliffsend is located within a catchment area for highly rated primary and secondary schools. No chain

### Location

A short distance from the new Thanet Parkway train station of which has high speed links to London that can be reached within 90 minutes

### Accommodation

#### GROUND FLOOR

Hallway

Utility room

Downstairs cloakroom

Lounge

17'11" (5.46m) x 16'5" (5.00m)

Dining room

20' (6.10m) x 11'9" (3.58m)

Kitchen

11'2" (3.40m) x 8' (2.44m)

#### FIRST FLOOR

Bedroom

13'7" (4.14m) x 11' (3.35m)

En-suite

9'2" (2.79m) x 6'1" (1.85m)

Bedroom

10'4" (3.15m) x 10' (3.05m)

Bedroom

8'9" (2.67m) x 8' (2.44m)

Bathroom

#### SECOND FLOOR

Landing

Bedroom

14' (4.27m) x 12'1" (3.68m)

Bedroom

13'9" (4.19m) x 11'1" (3.38m)

OUTSIDE

Gardens to front, rear and side. Double garage



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### Key Features

- Large plot
- 3 reception rooms
- 5 bedrooms
- 2 bathrooms
- Double garage
- Corner plot
- Family home
- No chain


Need a mortgage..?

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0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0023027/20240206/RLDP

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