

## Property brochure



ASH COURT  
CLIFFSEND  
RAMSGATE  
KENT  
CT12 5JZ

Price: £500,000

4 Bedrooms


2 Receptions

2 Bathrooms

1 Garage

EPC D

Tenure FREEHOLD  
Council Tax E

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### The Property

Detached family home in Cliffsend! This 4 bedroom detached family home is situated at Ash Court in Cliffsend, a quiet cul-de-sac just off the Sandwich Road, ideal for seafront and nature reserve walks. On the ground floor the house has a hallway with cloakroom, and a lounge with a square bay window looking out to the front garden, and a dining room looking out to the rear garden. The kitchen also looks out to the rear garden, with a door to the side and a pathway that also leads you to the garage. Upstairs you will find 4 bedrooms, with an en-suite shower room to the master bedroom, sea views from the double bedroom to the rear, and two further bedrooms, one of which has been used as a study. There is also a family bathroom on the first floor. Outside there is a driveway to the front providing parking for 2 cars, and a well cared for south facing walled garden to the rear. The house has previously had fibre to the property internet connection, and is available for sale chain free so call to arrange your viewing!

### Location

Ash Court is a cul-de-sac of detached properties just off the Sandwich Road, from where there are fantastic sea front and nature reserve walks. Access to Ramsgate and Sandwich towns is easy from here.

### Accommodation

#### GROUND FLOOR:

Hallway

Cloakroom

Lounge 14'7" (4.45m) x 108" (0.00m)

Dining room 10'8" (3.25m) x 9'5" (2.87m)

Kitchen/diner 15'4" (4.67m) x 9'8" (2.95m)

#### FIRST FLOOR:

Bedroom 1 11'4" (3.45m) x 10'9" (3.28m)

En-suite shower room

Bedroom 2 10'8" (3.25m) x 9'8" (2.95m)

Bedroom 3 17'6" (5.33m) x 8'10" (2.69m)

Bedroom 4 8'3" (2.51m) x 6'5" (1.96m)

Bathroom

#### OUTSIDE:

Front garden, block paved driveway

Enclosed South facing rear garden



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### Key Features

- 4 bedroom family home
- Corner plot in quiet cul-de-sac
- Driveway and garage
- Pegwell Bay views from rear
- No onward chain



Total area: approx. 120.1 sq. metres (1292.3 sq. feet)

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Plan produced using PlanUp.

Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0024290/241217KLCW



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