

CHRISTOPHER HODGSON



Cliffsend, Ramsgate
£365,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Cliffsend, Ramsgate

28 King Arthur Road, Cliffsend, Ramsgate, Kent, CT12 5DX

A spacious detached bungalow ideally situated in a peaceful cul-de sac within the desirable village of Cliffsend and conveniently positioned for access to Ramsgate's Royal Harbour, Westwood Shopping Centre, local Golf Clubs and Pegwell Country Park. The property is within close proximity of the newly opened Thanet Parkway Station (1.4 miles), which provides high speed services to London.

The generously proportioned and smartly presented accommodation comprises an entrance hall, sitting room, kitchen, conservatory, two double bedrooms (both with en-suite shower rooms), a study/third bedroom and a family bathroom.

The Westerly facing garden extends to 41ft (13m) and incorporates a patio and an area laid to lawn. A block paved driveway and detached garage provides off road parking for several vehicles. 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

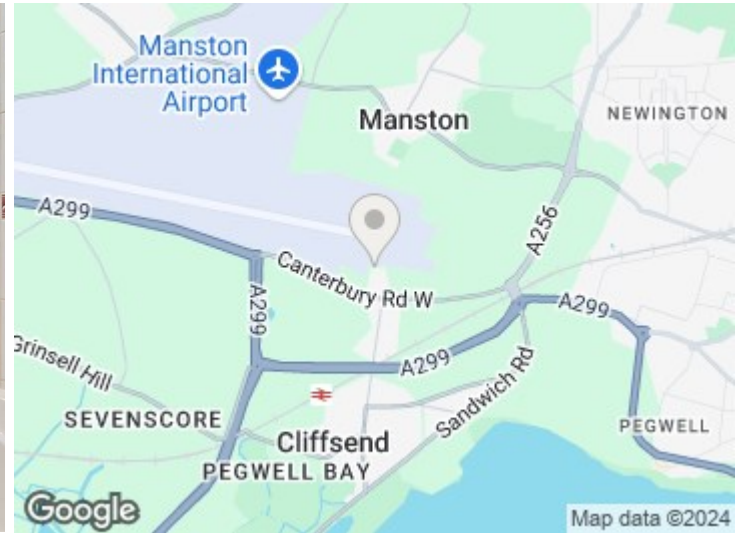
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall 10'6" x 4'9" (3.20m x 1.45m)
- Sitting Room 16'6" x 13'3" (5.03m x 4.04m)
- Kitchen 10'1" x 8'3" (3.07m x 2.51m)
- Bedroom 1 11'3" x 10'5" (3.43m x 3.18m)
- En Suite Shower Room
- Bedroom 2 12'4" x 10'1" (3.75m x 3.08m)
- En Suite Shower Room
- Bedroom 3 10'1" x 8'0" (3.07m x 2.44m)
- Bathroom
- Conservatory 16'9" x 14 (5.11m x 4.27m)

OUTSIDE

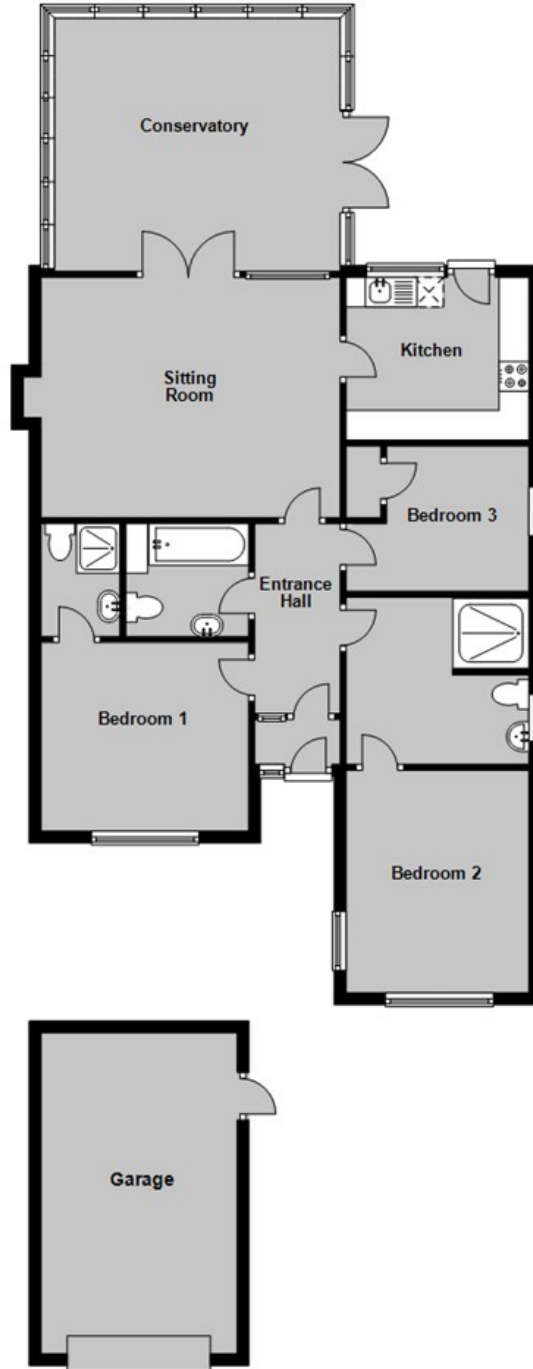
- Garage 17'9 x 10'10 (5.41m x 3.30m)
- Garden 41 x 39 (12.50m x 11.89m)





Ground Floor

Main area: approx. 104.5 sq. metres (1125.3 sq. feet)
Plus garages, approx. 17.6 sq. metres (192.1 sq. feet)



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Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,910.80

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Energy Efficiency Rating		Current	Potential
Energy Performance Certificate (EPC) Rating	A	83	83
Energy Efficiency	B	83	83
Energy Conservation	C	83	83
Energy Security	D	83	83
Energy Flexibility	E	83	83
Energy Storage	F	83	83
Energy Distribution	G	83	83
England & Wales		ET 04/04/24	2023/24 EC

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