



5 Foads Hill
Cliffsend, Ramsgate, CT12 5EL
£325,000

colebrooksturrock.com





5 Foads Hill

Cliffsend, Ramsgate

A deceptively spacious and extended detached bungalow presented in lovely order throughout with **NO ONWARD CHAIN**. Well maintained gardens, off-road parking, and useful outbuilding.

Situation

Situated in a lovely coastal location near Pegwell Bay, which is flanked by the Sandwich & Pegwell Bay Nature Reserve. Cliffsend is surrounded by stunning scenery with many walking / cycling routes. The quintessential and popular seaside towns of Ramsgate & Margate are close by and for all golf enthusiasts, there is the nearby St Augustine's Golf Club. The Princes Golf Club and Royal St Georges Golf Club are also close by at Sandwich Bay. The new Thanet Parkway railway station is now open offering a fast speed service to London. The property is conveniently placed for access to the A299 which has links to the A2, M2 and London.

The Property

A detached bungalow that has been thoughtfully extended to provide deceptively spacious and well-configured accommodation comprising an entrance hall with easy access into the attic which has potential for further accommodation if required, subject to the usual planning consents being obtained. The principal bedroom boasts an ensuite shower room, and there is a further second bedroom and family bathroom. The extended accommodation provides a wonderful family space comprising an open-plan sitting room, dining room and fitted kitchen with an attractive breakfast bar. Further benefits include gas fired central heating and sealed unit double glazing.

Outside

The front and rear gardens are neatly manicured and include a variety of established tree, shrub and flower borders. There is off-road parking to the front with double gates leading to the rear garden and a useful detached outbuilding which would lend itself to a variety of uses. Immediately behind the property is an attractive covered decking area, an ideal spot for al-fresco dining and entertaining, no matter what the weather!

Services

We understand all main services are connected to the property.

Local Authority

Thanet District Council, PO Box 9, Margate, Kent, CT9 1XZ

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: D

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

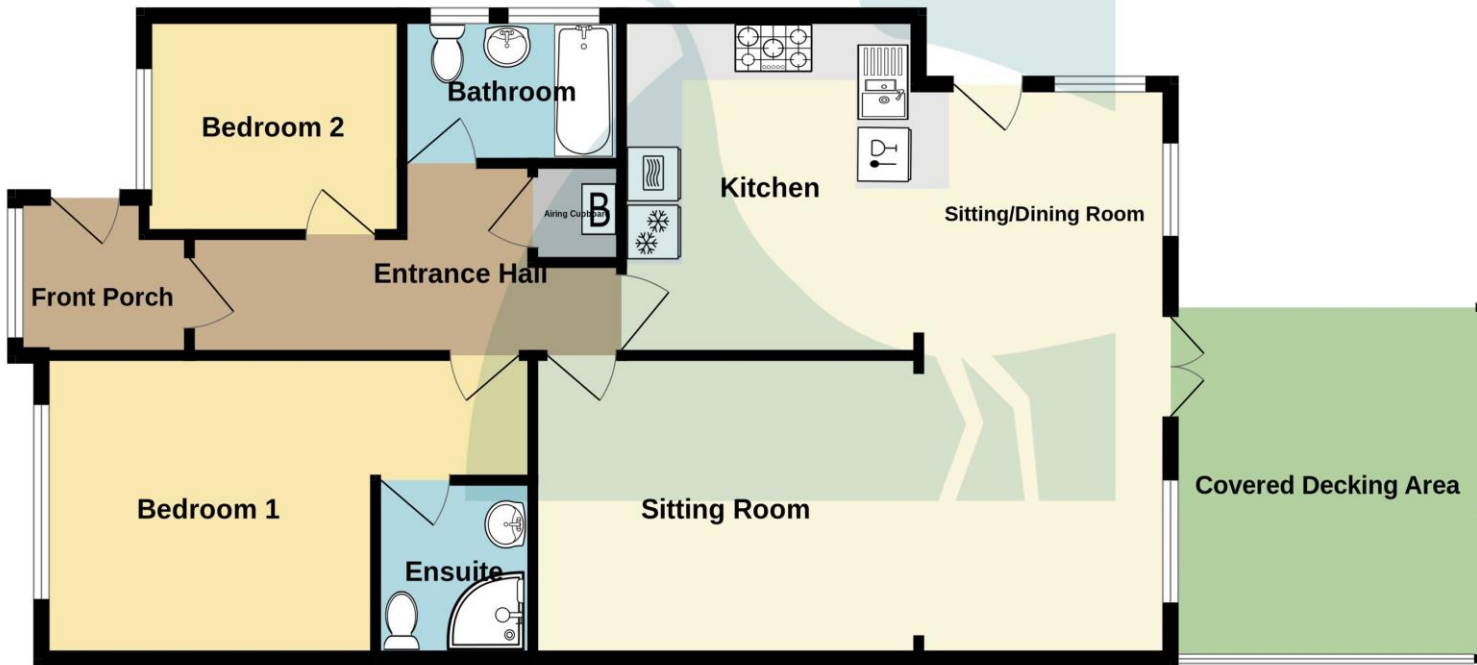
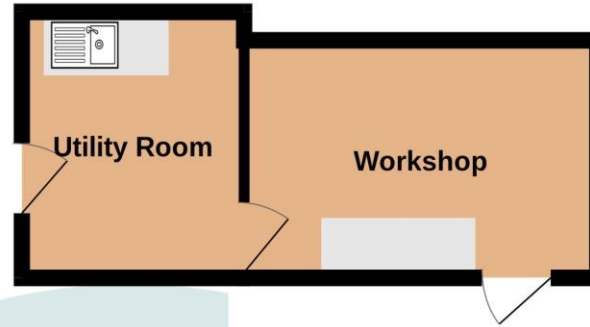


To view this property call Colebrook Sturrock on **01304 612197**



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hallway

Bedroom 1

17' 10" x 10' 10" (5.43m x 3.30m)

Ensuite

5' 9" x 5' 3" (1.75m x 1.60m)

Bedroom 2

9' 5" x 7' 10" (2.87m x 2.39m)

Bathroom

8' 0" x 5' 3" (2.44m x 1.60m)

Kitchen

12' 1" x 10' 9" (3.68m x 3.27m)

Dining/Sitting Area

20' 6" x 9' 2" (6.24m x 2.79m)

Sitting Room

14' 0" x 10' 10" (4.26m x 3.30m)

Covered Patio

11' 10" x 11' 5" (3.60m x 3.48m)

Outbuilding Workshop

12' 10" x 8' 6" (3.91m x 2.59m)

Outbuilding Utility Room

9' 6" x 8' 1" (2.89m x 2.46m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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