



51 Earlsmead Crescent
Cliffsend, Ramsgate, CT12 5LQ
£259,000

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51 Earlsmead Crescent

Cliffsend, Ramsgate

A modern terraced home offering deceptively spacious accommodation, a generous well-tended garden and garage en-bloc.

Situation

Earlsmead Crescent is an attractive development of modern family homes situated in a lovely coastal location and nearby Pegwell Bay, which is flanked by the Sandwich & Pegwell Bay Nature Reserve with local facilities including the Njord Cafe Bar, and Viking Ship Cafe. 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 has increased rail connectivity between East Kent and London. The property is conveniently placed for access to the A299 which has links to the A2, M2 and London.

The Property

Set within a quiet cul-de-sac of like styled properties this modern terraced home offers deceptively spacious and well maintained accommodation. The wide entrance hallway leads through to a good size sitting/dining room where an attractive bay window floods the space with light. A small lobby leads to understairs storage and a useful ground floor cloakroom, whilst a separate door leads to the kitchen, fitted with a range of matching units together with integrated Neff fridge, freezer and cooking appliances. Beyond to the rear lies a bright double glazed conservatory where sliding patio doors overlook and open onto the garden. To the first floor are two double bedrooms and an additional single bedroom, serviced by a modern shower room. The principal bedroom is particularly generous and the second bedroom benefits from built in wardrobes. This much loved home is gas centrally heated and triple glazed (exc. double glazed conservatory).

Outside

A low maintenance paved garden lies to the front together with ample on street parking. A single garage en-bloc is located a short distance away and measures 16' 5" x 8' 0" (5.00m x 2.44m). To rear lies a delightful lawned garden, with beautifully tended flower borders and established planting offering privacy and seclusion. Towards the end of the garden is a timber summerhouse and pathway leading to a pedestrian gate to rear.

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: C

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.

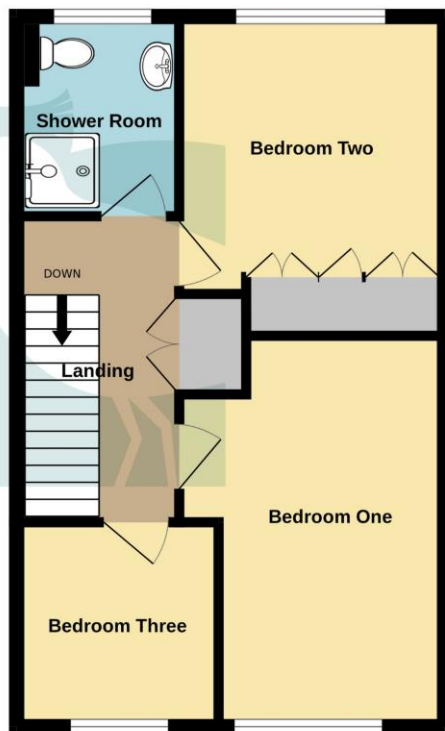


To view this property call Colebrook Sturrock on **01304 612197**

Ground floor
533 sq.ft. (49.5 sq.m.) approx.



First floor
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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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Sitting/Dining Room

22' 1" x 10' 7" (6.73m x 3.22m) extending to 13' 1" (3.98m)

Kitchen

13' 7" x 6' 11" (4.14m x 2.11m)

Conservatory

8' 11" x 8' 2" (2.72m x 2.49m)

Cloakroom

6' 9" x 2' 11" (2.06m x 0.89m)

First Floor

Bedroom One

15' 1" x 8' 11" (4.59m x 2.72m)

Bedroom Two

10' 7" x 10' 5" (3.22m x 3.17m)

Bedroom Three

7' 11" x 7' 8" (2.41m x 2.34m)

Shower Room

7' 3" x 5' 11" (2.21m x 1.80m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	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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