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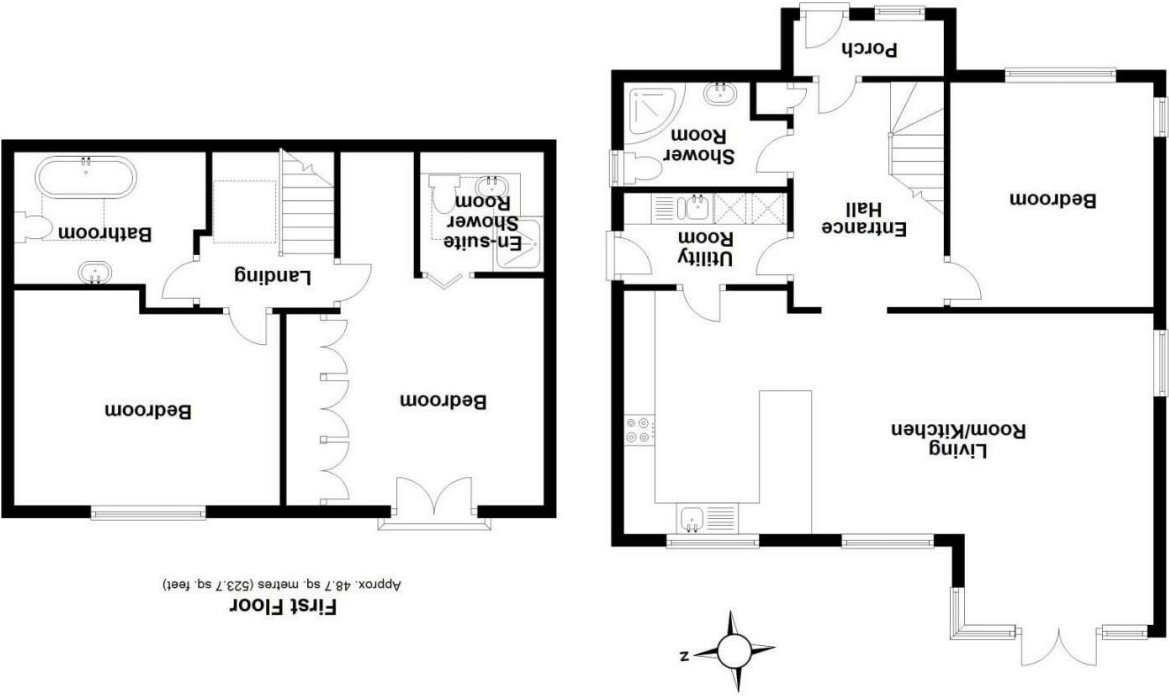
Energy Efficiency Rating	
Current	Potential
84	85
Energy Efficiency Rating	
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	F
F	E
E	D
D	C
C	B
B	A
A	
Very energy efficient - lower running costs	



51 Queen Street, Ramsgate, Kent, CT11 9EJ  
t 01843 570500 e: [ramsgate@milesandbarr.co.uk](mailto:ramsgate@milesandbarr.co.uk)



Total area: approx. 117.9 sq. metres (1268.6 sq. feet)  
44 Foads Lane, Cliffsend, Ramsgate



Ground Floor  
Approx. 69.2 sq. metres (744.9 sq. feet)

First Floor  
Approx. 48.7 sq. metres (523.7 sq. feet)

44 FOADS LANE  
RAMSGATE



44 FOADS LANE  
RAMSGATE

£450,000



- Three bedroom/three bathroom chalet bungalow
- Contemporary finish throughout
- Fully renovated
- Garden lodge/office with garage to the rear
- Off street parking for two
- Utility room
- Village
- Close to pristine golf courses

## LOCATION

Cliffsend is located to the west of Ramsgate and is very close to Pegwell Bay with its SSSI status a super place for coastal walks to take in the unique geology, and watch coastal, wading birds and enjoy the nature reserve which is adjacent. Pegwell Bay also has a full size replica Viking Ship situated on the cliff top visible from the Sandwich Road. For the energetic, walk, run or cycle eastwards along the cliff top, beach or across farmland to access Ramsgate which is just a five minute car drive. Alternatively head west to the historic market town of Sandwich or the pretty rural villages of Minster and Monkton. Keen golfers can walk just around the corner to St Augustines Golf Club or journey a little further to Stonelees, Royal St Georges or Princes. For those requiring swift access to roads which exit Thanet, the location is ideal as it is easy to join the A299 Hengist Way for perhaps a daily commute to Canterbury, Ashford, Maidstone and beyond. There is a fast rail link to St Pancras from Ramsgate Railway Station.

## ABOUT

Miles & Barr are privileged to be offering to the market this extensively refurbished, contemporary family home nestled in the heart of Cliffsend village.

The property itself is a detached chalet bungalow which is essentially a new home within an old shell as the current owners have renovated the property from top to bottom, including adding a second story, all new double glazing, central heating and boiler, underfloor heating, rewiring throughout and new roof including the dormer. Accommodation comprises, entrance porch with storage in the eaves, continuing through into the bright galleried entrance hall with family shower room to the right, large double bedroom to the left. The rear of the property is open plan and caters for families who love spending time together with a brilliantly positioned kitchen utilizing all the space on offer with fitted floor and wall units and integrated appliances, dining area and family live space. There is also a handy utility room off the kitchen with access to the side of the bungalow. On the first floor there is another large double bedroom with family bathroom alongside, opposite is the master bedroom with fitted wardrobes, en-suite shower room and Juliette balcony. Externally the front of the property has also gone through extensive refurbishment and boasts off street parking for two cars and well-lit front steps and drive. The rear garden is extremely secluded with large decked area and has a garden office/lodge with running water, power and lighting along with a garage adjacent with electric up and over door to the rear access. The garden lodge would make an outstanding 'work from home' space.

Call Miles & Barr today on 01843 570500 to arrange your viewings now!!!

## DESCRIPTION

Entrance

Lounge / Kitchen / Diner 27'11 x 16'4 (8.51m x 4.98m)

Bedroom One 11'15 x 11'11 (3.35m x 3.63m)

En-Suite 7'4 x 6'0 (2.24m x 1.83m)

Bedroom Two 14'0 x 10'11 (4.27m x 3.33m)

Bedroom Three 11'10 x 10'8 (3.61m x 3.25m)

Shower Room 8'6 x 5'6 (2.59m x 1.68m)

External

Front Garden

Off Street Parking

Rear Garden

