

CHRISTOPHER HODGSON



Cliffsend, Ramsgate
£350,000 Freehold



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

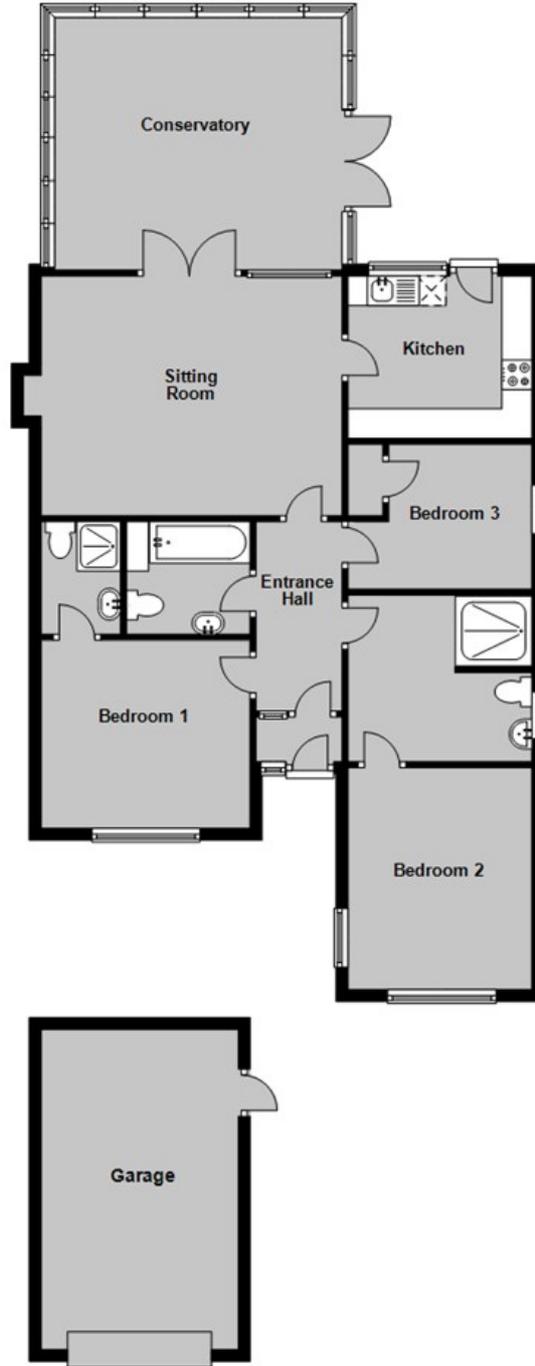
- Garage 17'9 x 10'10 (5.41m x 3.30m)
- Garden 41 x 39 (12.50m x 11.89m)





Ground Floor

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



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

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,096.50

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Energy Efficiency Rating	Energy Efficiency Rating		
Band A	Band A		
Band B	Band B	83	
Band C	Band C	57	
Band D	Band D		
Band E	Band E		
Band F	Band F		
Band G	Band G		
For more information on energy ratings visit www.gov.uk/energy-ratings			
England & Wales		EU 2018/2002	2020/2021/EC

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

