

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**

**£600,000**

**Freehold**

3x  1x  1x 

Arundel Road, Cliffsend, Ramsgate, Kent,  
CT12

*Wards*  
Helping you move forwards





## Main features

- Off road parking for multiple cars
- Close to the new Thanet Parkway train station with the high speed link to London
- Situated on a private road
- Views of Pegwell Bay from the garden
- Planning by award winning architect Michael Cooper FT/TH/19/1183

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge/Diner: 19'4 x 17'9 (5.90m x 5.41m) narrowing to 12'7 x 9'3 (3.84m x 2.82m)

Bathroom

Kitchen : 17'8 x 9'1 (5.39m x 2.77m)

Bedroom 1 : 17'9 x 9'9 (5.41m x 2.97m)

### FIRST FLOOR

Landing

Bedroom 2 : 14'1 x 13'2 (4.30m x 4.02m)

Bedroom 3 : 13'9 x 13'3 (4.19m x 4.04m)

### OUTSIDE

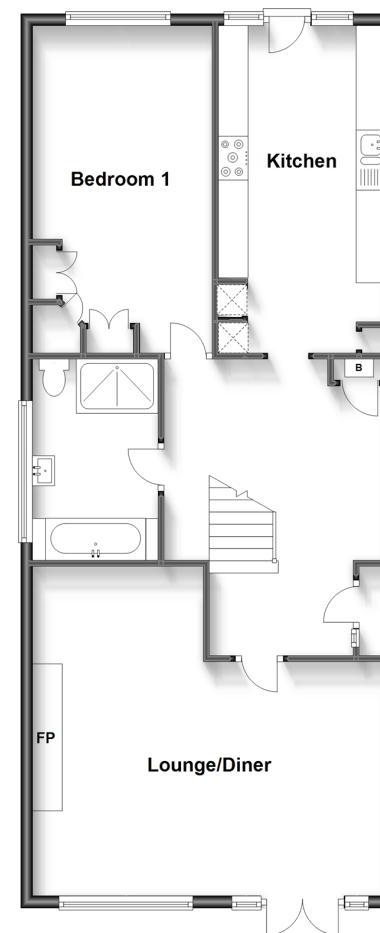
Off Road Parking

Garden to Rear

Out building (Former Garage)

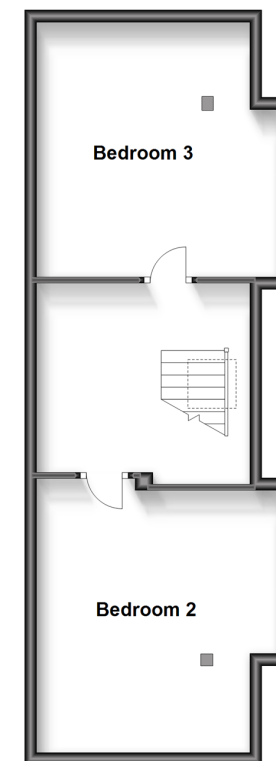
### Ground Floor

Approx. 84.8 sq. metres (913.2 sq. feet)



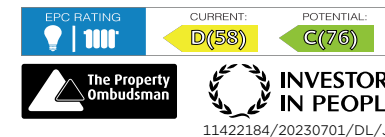
### First Floor

Approx. 46.2 sq. metres (497.2 sq. feet)



**Call Ramsgate - 01843 580314 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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