



**Guide Price**  
**£430,000**

**Freehold**

4x  2x  1x 

**Canterbury Road West,  
Cliffsend, Ramsgate,  
Kent, CT12**

**OVER 60?**

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

*Wards*  
Helping you move forwards

## Accommodation

### GROUND FLOOR

Porch

Entrance Hallway

Bedroom 3: 10'7 x 10'1 (3.23m x 3.08m)

Bedroom 4: 10'1 x 9'7 (3.08m x 2.92m)

Bedroom 2 : 10'6 x 10'2 (3.20m x 3.10m)

Bathroom : 10'1 x 9'7 (3.08m x 2.92m)

Inner Hallway

Shower Room : 5'6 x 4'2 (1.68m x 1.27m)

Utility Area: 4'2 x 4'2 (1.27m x 1.27m)

Lounge : 10'1 x 9'6 (3.08m x 2.90m)

Kitchen/Diner : 23'5 x 15'4 (7.14m x 4.68m)

### FIRST FLOOR

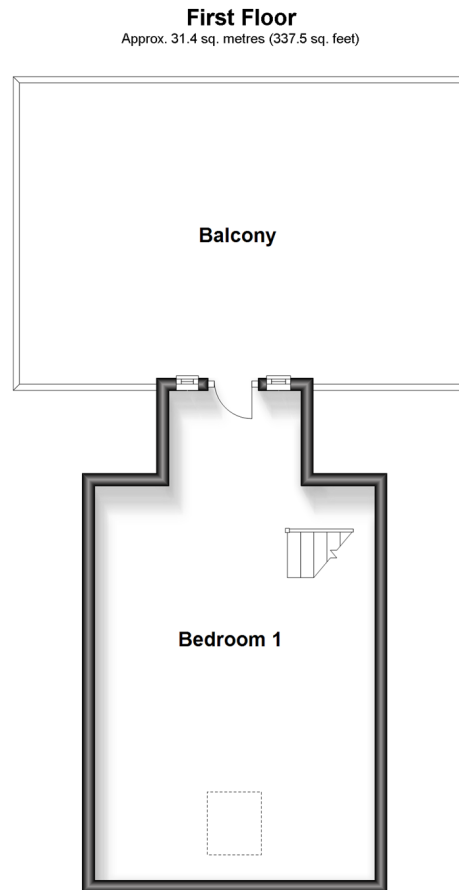
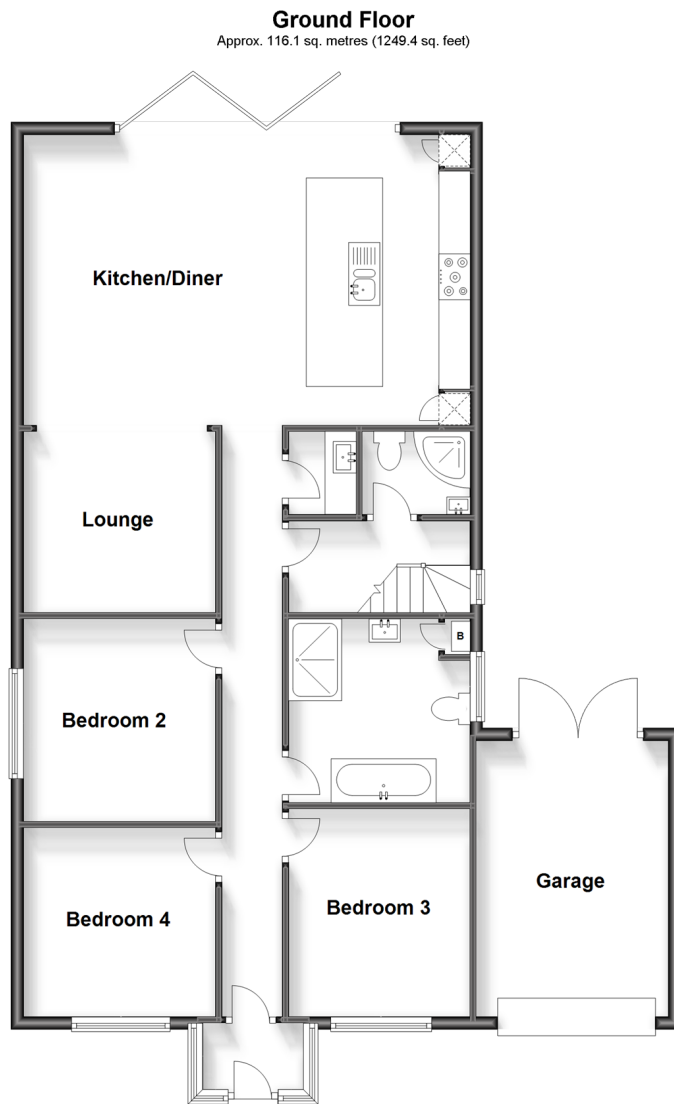
Bedroom 1: 25'7 x 14'7 (7.80m x 4.45m)

Balcony

### OUTSIDE

Garage and Off Road Parking

Garden to Rear







## Main features

- Large balcony area
- Off road parking and garage
- Fantastic outbuilding, currently a bar area but could be a lovely home office if required
- Spacious open plan lounge and kitchen/diner with bi-fold doors onto the rear garden
- Located in the desirable area of Cliffsend with easy access to the new Thanet Parkway train station



### Nearest Schools

Primary Schools: Newington Community Primary 1.6 miles, Chilton Primary 1.6 miles, St Laurence in Thanet C of E Junior School 2.0 miles  
Secondary Schools: The Royal Harbour Academy 2.0 miles, St George's C of E Foundation School 2.5 miles.



### Transport Information

Train Stations: Ramsgate 2.4 miles, Minster 3.2 miles, Broadstairs 3.4 miles



### Address

Canterbury Road West, Cliffsend, Ramsgate, Kent, CT12



### Directions

For directions to this property please contact us.





Call Ramsgate Branch 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
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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