



**OVER 60?**

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

**Price**  
**£280,000**

**Freehold**

3x  2x  2x 

**Clifton Road, Ramsgate,  
Kent, CT11**

*Wards*  
Helping you move forwards





## Main features

- Ideal family home, in a quiet residential area
- Complete with a private low maintenance rear garden
- Kitchen finished to a high standard
- Located just a short walk from Ramsgate train station
- Close to local schools and amenities including shops

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Lounge : 13'8 x 10'9 (4.17m x 3.28m)  
 Dining Room : 10'9 x 9'1 (3.28m x 2.77m)  
 Kitchen : 14'9 x 8'8 (4.50m x 2.64m)

### SPLIT LEVEL FIRST FLOOR

Landing  
 Bedroom 1: 12'7 x 10'8 (3.84m x 3.25m)  
 Bedroom 2: 10'9 x 9'1 (3.28m x 2.77m)  
 Shower Room  
 Bathroom

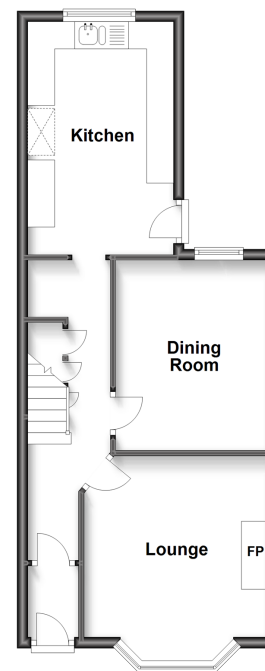
### SECOND FLOOR

Bedroom 3: 16'4 x 12'4 (4.98m x 3.76m)

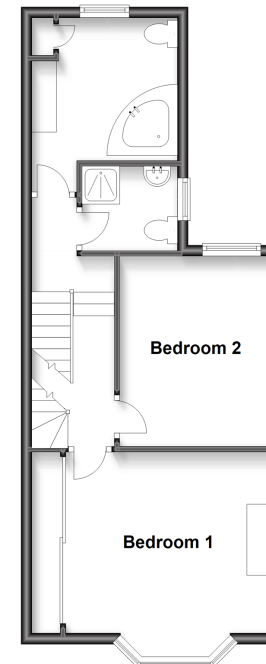
### OUTSIDE

Garden to Front

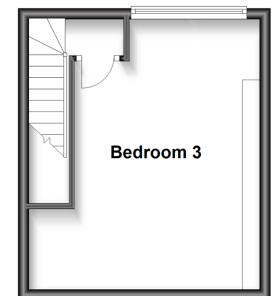
**Ground Floor**  
 Approx. 43.2 sq. metres (464.7 sq. feet)



**Split Level First Floor**  
 Approx. 43.2 sq. metres (464.6 sq. feet)



**Second Floor**  
 Approx. 21.3 sq. metres (229.2 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
- 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.