



OVER 60?

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

Price

£650,000

Freehold

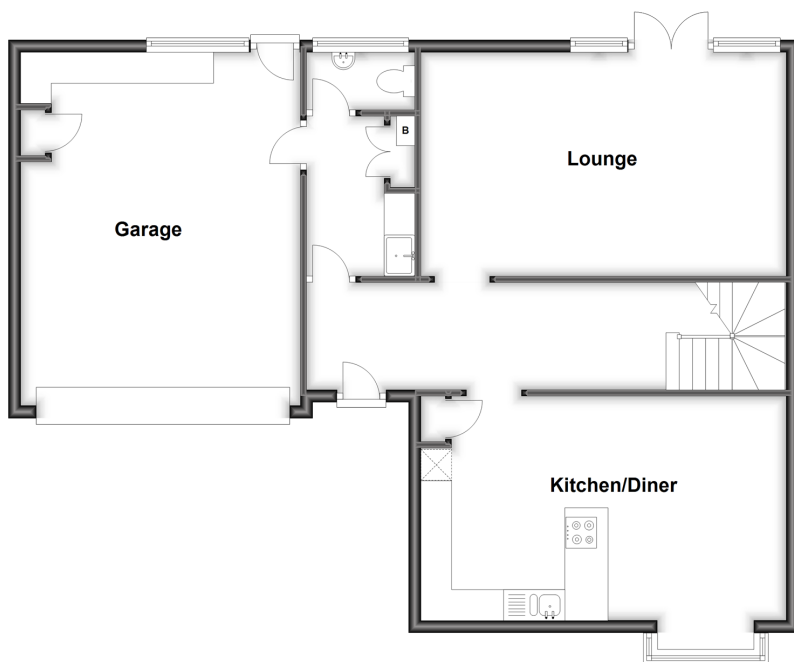
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**Beech Grove, Cliffsend,
Ramsgate, Kent, CT12**

Wards
Helping you move forwards

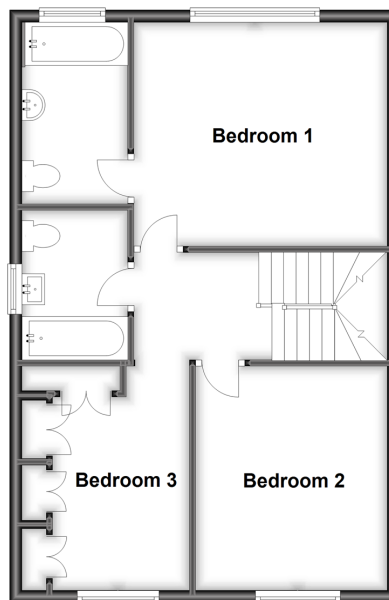
Ground Floor

Approx. 91.8 sq. metres (988.3 sq. feet)



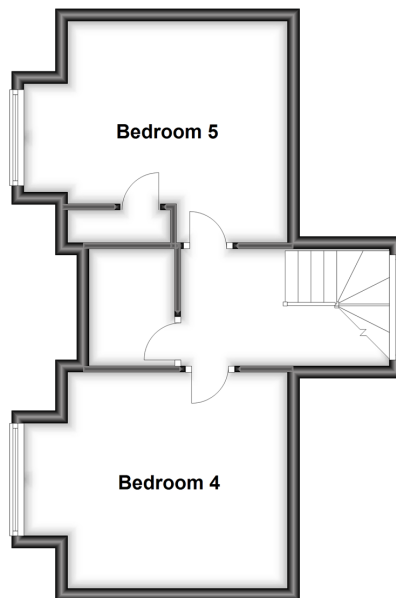
First Floor

Approx. 54.7 sq. metres (588.7 sq. feet)



Second Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Lounge : 19'9 x 11'9 (6.02m x 3.58m)

Utility Room

Cloakroom

Kitchen/Diner : 19'5 x 14'6 (5.92m x 4.42m)

FIRST FLOOR

Landing

Bedroom 1 : 13'9 x 11'10 (4.19m x 3.61m)

En-Suite Bathroom

Bedroom 2 : 11'9 x 10'4 (3.58m x 3.15m)

Bedroom 3 : 11'10 x 6'8 (3.61m x 2.03m)

Bathroom

SECOND FLOOR

Landing

Bedroom 4 : 13'9 x 12'0 (4.19m x 3.66m)

Store Room : 5'9 x 4'8 (1.75m x 1.42m)

Bedroom 5 : 13'9 x 12'0 (4.19m x 3.66m)

OUTSIDE

Garden to Front & Rear

Double Garage

Off Road Parking



Main features

- Executive home in a village location
- Double garage and off road parking
- Bright open plan kitchen/diner
- Arranged over 3 floors with space for all the family
- Large rear garden, the perfect place to entertain friends and family in the summer months



Nearest Schools

Primary Schools: Chilton Primary 1.3 miles, St Laurence in Thanet C of E Junior School 1.8 miles
Secondary Schools: The Royal Harbour Academy 1.9 miles, Clarendon & Chatham House Grammar School 2.2 miles.



Transport Information

Train Stations: Minster 2.0 miles, Ramsgate 2.1 miles, Dumpton Park 2.9 miles



Address

Beech Grove, Cliffsend, Ramsgate, Kent, CT12



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Ramsgate Branch 01843 580314 ■ 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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