



Price

£650,000

Freehold

5x  3x  1x 

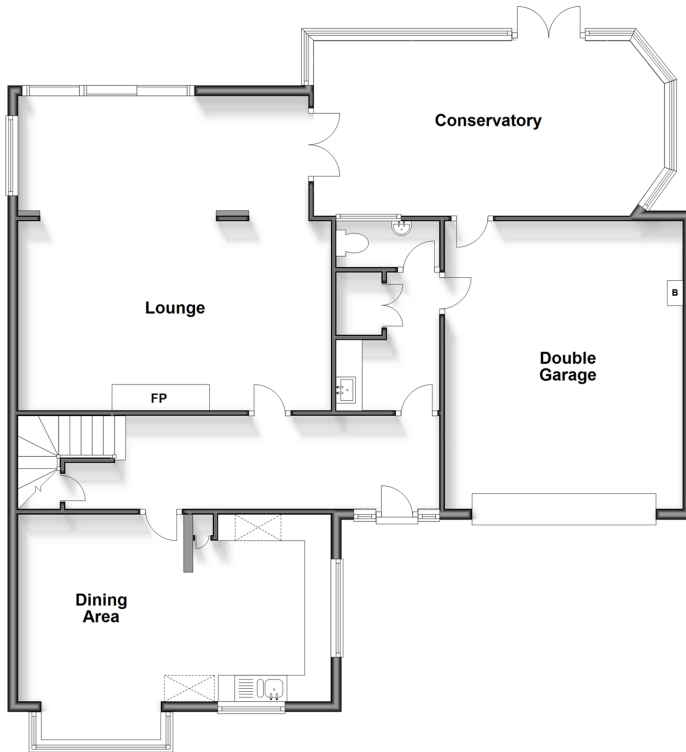
**Beech Grove, Cliffsend,
Ramsgate, Kent, CT12**

OVER 60?

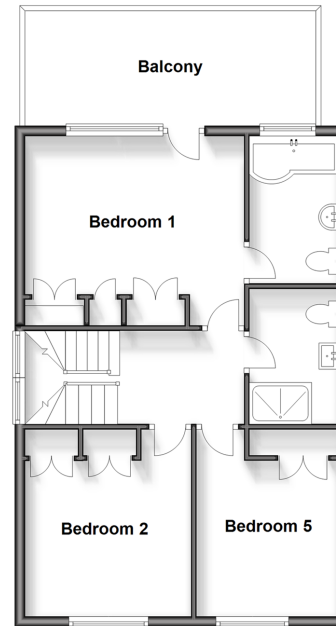
Secure this property
for up to **59% less!**

Wards
Helping you move forwards

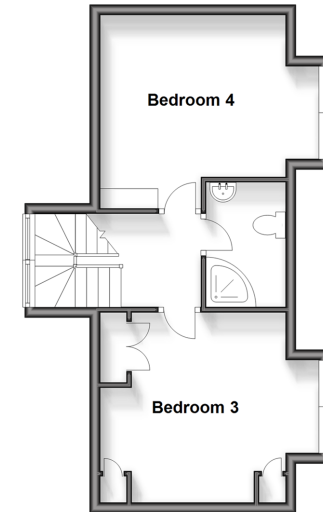
Ground Floor
Approx. 128.5 sq. metres (1382.8 sq. feet)



First Floor
Approx. 54.8 sq. metres (590.3 sq. feet)



Second Floor
Approx. 37.5 sq. metres (403.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway
Utility Room : 8'6 x 6'1 (2.59m x 1.86m)
Cloakroom
Kitchen/Dining Area : (L-shaped) 19'6 x 14'6 (5.95m x 4.42m) plus 11'4 x 10'4 (3.46m x 3.15m)
Lounge : 19'7 x 19'5 (5.97m x 5.92m)
Conservatory : 22'6 x 11'5 (6.86m x 3.48m)

FIRST FLOOR

Landing
Bedroom 1: 13'7 x 9'9 (4.14m x 2.97m)
Balcony
En-Suite Bathroom
Shower Room
Bedroom 2: 11'6 x 8'7 (3.51m x 2.62m)
Bedroom 5: 10'4 x 9'7 (3.15m x 2.92m)

SECOND FLOOR

Landing
Bedroom 3: 13'7 x 10'1 (4.14m x 3.08m)
Bedroom 4: 13'6 x 11'9 (4.12m x 3.58m)
Shower Room

OUTSIDE

Double Garage
Off Road Parking
Garden to Front and Rear
Outbuilding



Main features

- Stunning rear garden, complete with a swimming pool
- Double garage and off road parking
- Prestigious family home
- Located in sought after area of Cliffsend; ideal for countryside walks
- Well presented spacious home with generous sized rooms throughout



Nearest Schools

Primary Schools: Chilton Primary 1.3 miles, Newington Community Primary 1.5 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.



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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