



36 The Ridings, Cliftonville  
£675,000



# 36 The Ridings

Cliftonville, Margate

FOUR BEDROOM DETACHED HOME WITH DIRECT SEA VIEWS AND DETACHED DOUBLE GARAGE!

Spacious four bedroom detached home situated in the highly sought after location of 'The Ridings'. Situated in a sea front location with direct sea views, this property is not one to be missed and viewings come highly recommended. Internally the property comprises of an entrance hallway, large lounge/diner, conservatory, downstairs shower room, kitchen and bedrooms three and four are located on the ground floor. The first floor consists of a well sized landing with Juliet balcony offering great space for a desk for anyone working from home and making the most of a direct sea to look out to whilst working, two generously sized bedrooms and the master boasting an en-suite. All three bathrooms have been completely refurbished.

Externally there is a well maintained South-Westerly facing rear garden offering lots of sun and ample space for any keen gardeners to get stuck into.

- Direct Sea Views
- Detached Bungalow
- Four Bedrooms
- Ample Off Street Parking
- Sought After Location







## Ground Floor

Porch

Entrance Hall

Shower Room

Lounge

Dimensions: 5.36m x 4.88m (17'7 x 16'0).

Dining Room

Dimensions: 3.61m x 2.69m (11'10 x 8'10).

Sun Room

Dimensions: 4.04m x 3.61m (13'3 x 11'10).

Kitchen

Dimensions: 5.36m x 4.09m (17'7 x 13'5).

Bedroom

Dimensions: 4.09m x 3.48m (13'5 x 11'5).

Bedroom/Study

Dimensions: 3.48m x 2.29m (11'5 x 7'6).

First Floor

Landing

Bedroom

Dimensions: 5.41m x 4.88m (17'9 x 16'0).

En-suite Shower Room

Bedroom

Dimensions: 5.41m x 3.48m (17'9 x 11'5).

Bathroom

External

Front/Driveway

Double Garage

Dimensions: 5.41m x 5.36m (17'9 x 17'7)



GROUND FLOOR  
1379 sq.ft. approx.



1ST FLOOR  
690 sq.ft. approx.



TOTAL FLOOR AREA : 2069 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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