



Thomas  
jackson  
ESTATE AGENTS



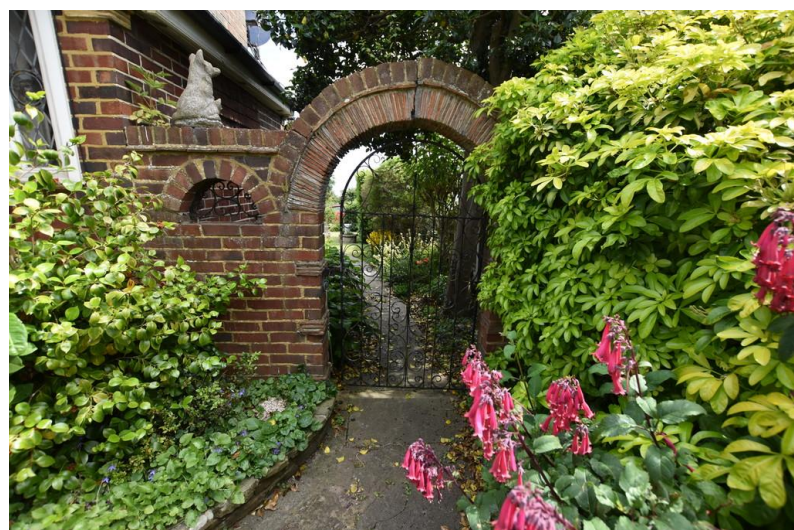
65 Sandwich Road

Ramsgate, CT12 5JA

- Beautiful Waterfront Property
- Three Bedrooms, Versatile Reception Rooms
- Sun Lounge, Conservatory, Utility Room
- Beautiful Gardens, Sandwich Bay Views
- Chain free
- Potential to extend

**£550,000**

EPC Rating '55'







## Property Description

### THE PROPERTY

Thomas Jackson are delighted to offer for sale this beautiful, detached water front residence on one of Ramsgate's most prestigious areas. Enjoying views over Sandwich bay from the front and glorious garden views from the rear. The property, now available chain free, gives the potential buyer scope for change and personalisation to make their dream property in an idyllic location. Versatile and deceptive accommodation currently arranged as a formal sitting room, kitchen diner, a sun lounge, conservatory, dining hall or entrance hallway, reception porch, utility room, three double bedrooms, shower room WC, large utility room, separate WC plus an integral garage. To the rear a delightful garden is planted with a vast array of shrubs and perennials, a formal lawn plus a greenhouse and various sheds. To the front parking for at least six cars, a lawn and well planted borders.

### ENTRANCE LOBBY

Double glazed door, doors to:-





#### UTILITY ROOM

16' 4" x 10' 6" (4.98m x 3.2m) Double glazed window to the rear, double glazed door to the garden, double radiator, Belfast sink and mixer tap with a cupboard below, quarry tiled flooring, wall light point, bi fold doors to cupboard which houses the water softener, door to internal garage, door to:-

#### WC

Low level WC, double glazed window.

#### GARAGE

8' 10" x 18' 7" (2.69m x 5.66m) Double glazed window to the side, power and lighting, roller garage door.

#### INNER HALLWAY

Three Double storage cupboards, one houses the gas boiler, wall light point, doors to:-

#### BEDROOM TWO

10' 9" x 11' 9" (3.28m x 3.58m) Picture rail, double glazed corner windows, double radiator, built in wardrobe.

#### SHOWER ROOM WC

Suite comprising of low level WC, vanity wash hand basin with drawers and cupboard storage below, wet shower area with a mains fed shower fitment, glass shower screen, tiled splash backs and floor, extractor fan, heated towel rail, double glazed window, coved ceiling with inset lighting.

#### BEDROOM ONE

14' 8" x 11' 1" (4.47m x 3.38m) Picture rail, double glazed leaded light effect windows to the front with views over Sandwich Bay, leaded window secondary glazed to the side, half circle window, double radiator, under stairs cupboard.

#### KITCHEN

14' 0" x 13' 01" (4.27m x 3.99m) Measurements include well planned base units with an integrated fridge and freezer, plenty of storage cupboard, a double electric oven, work surface is inset with a sink and a four burner halogen hob, tiled splash backs, range of matching wall cupboards over, double glazed corner window overlooks the rear garden, double radiator, panel glazed door to:-

#### SUN LOUNGE

9' 6" x 10' 0" (2.9m x 3.05m) poly carbonate roof, wall light points, timber clad walls, tiled floor, double glazed units and double glazed sliding doors open onto the garden.

#### DINING HALL / ENTRANCE HALL







11' 11" x 9' 6" (3.63m x 2.9m) Feature beams, plate shelf, wall light points, double radiator, door to reception room, stairs lead to first floor, secondary glazed leaded light windows and crittall French doors open to:-

**PORCH**

11' 0" x 5' 3" (3.35m x 1.6m) Double glazed windows, double glazed sliding doors to the front, views over Sandwich Bay, quarry tiled, two wall light points.

**RECEPTION ROOM**

21' 5" x 14' 4" (6.53m x 4.37m) Feature beams, plate shelf. three radiators, leaded double glazed windows with views over Sandwich Bay, external bay with feature brick fireplace, crittall panels and French door to:-

**SUN ROOM**

7' 3" x 9' 11" (2.21m x 3.02m) Double glazed panels, double glazed French doors to the garden, coved ceiling, power points, wall light points.

**BEDROOM THREE**

16' 2" x 11' 4" (4.93m x 3.45m) Radiator, double glazed eyebrow window offers superb sea views, built in storage, on the landing area are two additional cupboards, one allows access to the loft space.



**REAR GARDEN**

A delightful, large garden set as formal lawn with mature planted borders of flowering shrubs and perennials. There are various sheds as well as a greenhouse, a secret side garden and archway leads to the side and front garden.

**FRONT GARDEN AND PARKING**

Plenty of off Road parking available, access to the side and garage, formal lawn, mature and well maintained borders.



**AGENTS NOTES**

All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.







Floor Area: 1,474 ft<sup>2</sup>/ 137 m<sup>2</sup>

Conservation area: No

Flood Risk: Very Low

### **COUNCIL TAX**

Council Tax Band E

Council Tax Cost (£PA) £2,683.56

Thanet District Council

### **ANTI MONEY LAUNDERING**

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.

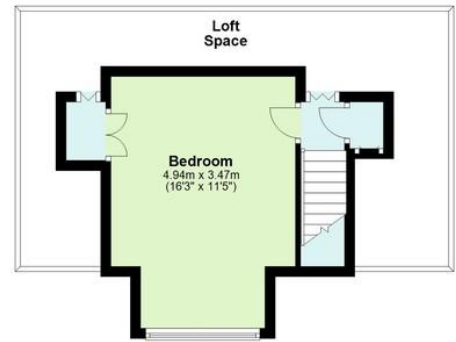




**Ground Floor**  
Approx. 155.7 sq. metres (1676.2 sq. feet)



**First Floor**  
Approx. 20.7 sq. metres (223.1 sq. feet)



Total area: approx. 176.4 sq. metres (1899.3 sq. feet)  
65 Sandwich Road, Cliffsend, Ramsgate

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM



152 Northdown Road  
Cliftonville  
Margate  
Kent  
CT9 2QN

www.thomasjackson.biz  
01843 221000  
sales@thomasjackson.biz

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

