



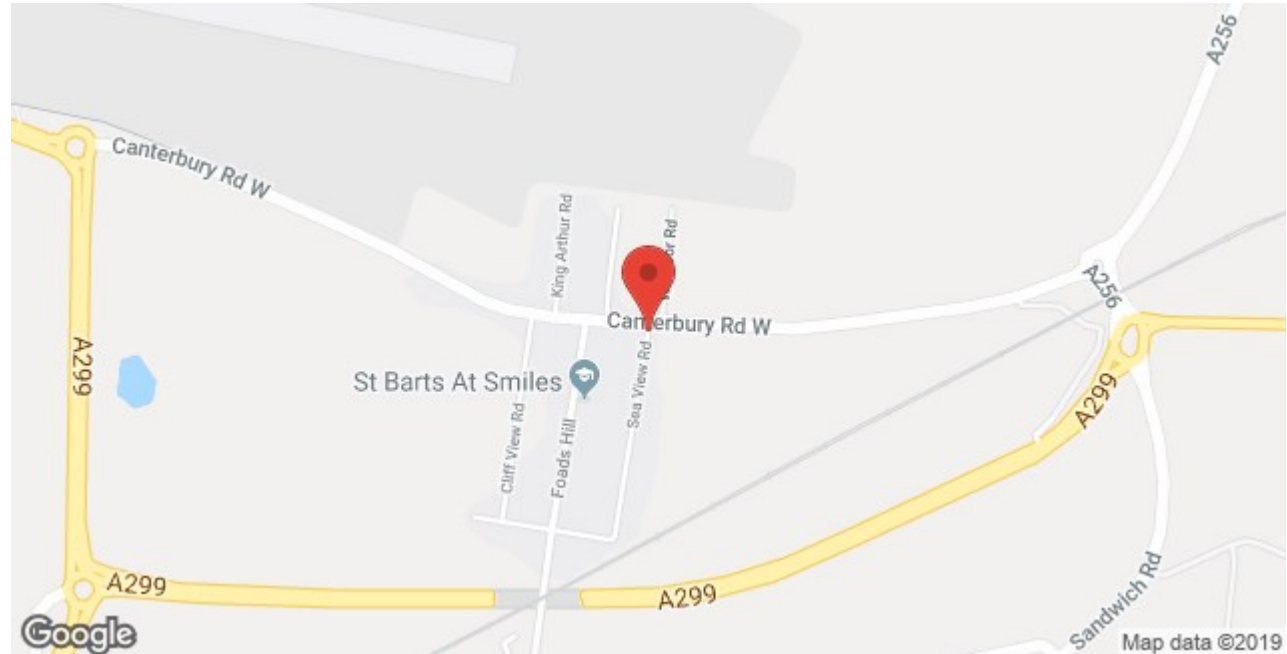
2, Sea View Road, Cliffsend, Near Ramsgate, CT12 5EH
£349,995

Don't miss this well-presented and competitively priced detached dwelling!

Situated on a corner plot and boasting landscaped gardens, four good sized bedrooms, en-suite to the master, family bathroom and on the ground floor there is an entrance hallway, living room which opens into a dual aspect double glazed conservatory, ground floor WC, formal dining room, fitted kitchen with 'Neff' appliances, double glazed side porch which offers access to the front driveway, rear garden and a courtesy door into the integral garage which benefits from an electric 'up and over' door.

There is parking courtesy of a block paved frontage and driveway and access to the rear garden both sides of the property.

Call us now to make an appointment to view this lovely family home!



Entrance Hall:

adiator, wooden floors and doors to: (adiator, wooden floors and doors to:)

Radiator, wooden floors and doors to:

Cloakroom:

Wash hand basin, low-level WC, wall tiling, radiator, coved ceiling, and double glazed window to the front.

Dining Room:

13'1" x 9'8" (3.99m x 2.95m)

Double glazed window to the rear, solid wood flooring, radiator and door to kitchen.

Kitchen:

13'2" x 8'6" (4.01m x 2.59m)

Matching wall and base units with onyx style laminate roll top work-surfaces, stainless steel sink unit, Integrated 'Neff' appliances to include four ring gas hob, oven and grill, dishwasher, washing machine and fridge/freezer, breakfast bar, radiator, wall tiling, ceramic floor tiles, television and telephone point, spot-lighting, double glazed window to the rear and door to the side porch.

Lounge:

13'8" x 12'8" (4.17m x 3.86m)

Stone effect fireplace with living flame gas fire, radiator, solid wood flooring, television and telephone point, satellite cable entry, double glazed window to the side and double glazed French doors to:

Conservatory:

13' x 8'5" (3.96m x 2.57m)

Double glazed, triple poly-carbonate roof, radiator, electric fan and light unit, and French doors to the garden.

First Floor Landing:

Loft access, double glazed window to the side, and doors to:

Bedroom 1:

13'3" x 11'5" (4.04m x 3.48m)

Fitted bedroom furniture and mirrored wardrobes, radiator, wood flooring, coved ceiling, double glazed dual aspect windows to

the front with bay window to the side, and door to:

En-Suite:

Shower cubicle with electric shower, wash hand basin, low-level WC, shaver point, radiator and wall tiling.

Bedroom 2:

12'3" x 12'2" plus door well (3.73m x 3.71m plus door well)

Fitted bedroom furniture, radiator, coved ceiling, television and telephone point, and double glazed window to the front, .

Bedroom 3:

10'8" x 8'2" (3.25m x 2.49m)

Radiator, coved ceiling, and double glazed window to the rear.

Bedroom 4:

9'6" x 9'7" (2.90m x 2.92m)

Radiator, wood flooring, coved ceiling, double glazed window to side.

Family Bathroom:

Panelled bath with shower attachment, wash hand basin, low level WC, radiator, wall tiling, spotlights, shaver point and double glazed window to the side.

Exterior:

approximately 50ft wide x 50ft in length reducing (approximately 15.24mft wide x 15.24mft in length r)

Landscaped gardens to the front, side and rear with patio area, raised lawn and flower beds, ornate water feature and large timber/workshop

Garage:

17'3" x 8'3" (5.26m x 2.51m)

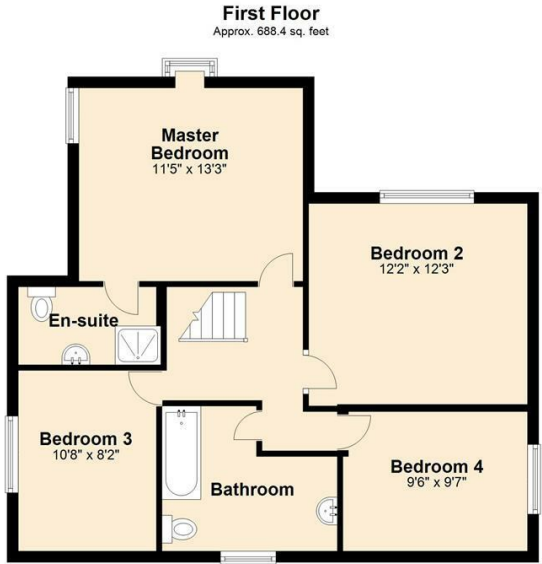
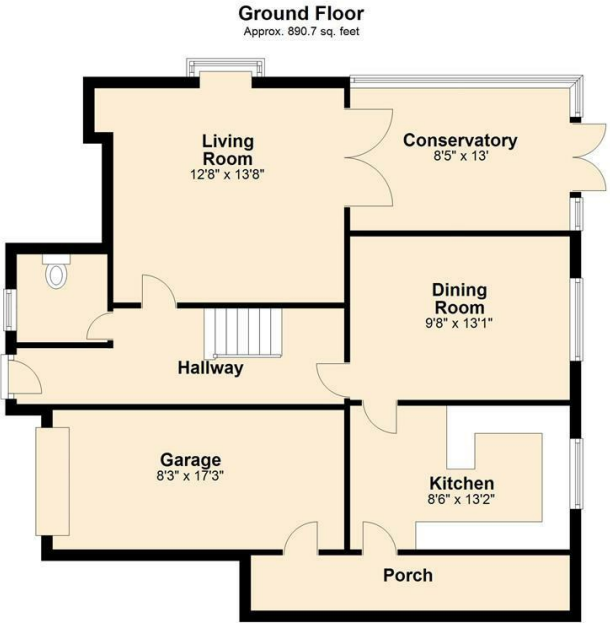
Remote controlled electronic 'up and over' door, wall mounted boiler.

Side Porch:

17'4" x 3'1" (5.28m x 0.94m)

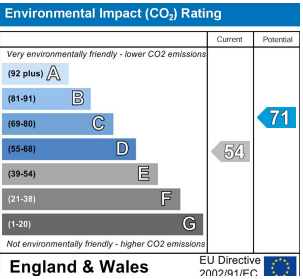
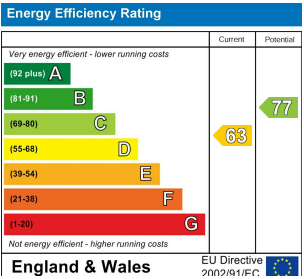
The side porch gives access to the front and rear and has a courtesy door to the garage, double glazed windows and doors.

Council Tax Band: E



Total area: approx. 1579.1 sq. feet

Please note that floorplans and design may vary and are for illustrative purposes only. Plan produced using PlanUp.



Floorplans may not be to scale and are for illustrative purposes only. Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract and all measurements are approximate. Regal Estates have not tested the equipment, appliances and services in this property. We advise all applicants to commission the appropriate investigations before exchange of contract.

