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YOUR PROPERTY AGENT

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**8 CLIVE ROAD**  
**RAMSGATE**



**miles  
&barr**

**8 CLIVE ROAD  
RAMSGATE**

**£450,000**

- Secluded Plot
- Detached Home
- Four Double Bedrooms
- Two Bathrooms
- Generous Garden
- Off Road Parking
- Garage
- Popular Village Location

## ABOUT

Shhhh... It's a secret...

Secluded FOUR Bedroom Detached Home with Off Road Parking and GARAGE!

Miles and Barr are thrilled to bring to the market this lovely four bedroom detached property located in the village of Cliffsend, Ramsgate. This property is within easy reach of the popular Pegwell Bay, plus excellent transport links by road into Ramsgate and surrounding areas, and links by train including the high speed link to London, making this home ideally situated for all your needs.

The home itself is set back from the road, and is beautifully presented throughout and offers light and airy accommodation comprising; large entrance porch with storage cupboard, lovely hallway with all downstairs rooms accessible, with a generous modern fitted kitchen/dining area with integral dishwasher and range cooker, main double bedroom with built in cupboards, a further double bedroom, lovely lounge looking out to the garden, with French doors leading outside, and modern shower room, with walk in shower. Upstairs you will find a further two double bedrooms, each with built in wardrobes and eaves storage, and a further bathroom. Externally the property sits on a generous secluded plot, with a swooping pathway to an L-shaped garden which is mainly laid to lawn, and a large sunny patio area. The property has off street parking for two/three vehicles leading to a detached garage.

In a lovely setting and popular location, and with so much on offer, call sole agents Miles & Barr today to arrange your internal viewing !!!

## DESCRIPTION

### Entrance

Entrance Porch 7'7 x 6'11 (2.31m x 2.11m)

### Entrance Hall

Bedroom 10'1 x 15'10 (3.07m x 4.83m)

Lounge 15'3 x 10'10 (4.65m x 3.30m)

Bedroom 13'9 x 10'11 (4.19m x 3.33m)

Shower Room 8'1 x 7'1 (2.46m x 2.16m)

Kitchen/Diner 15'3 x 10'9 (4.65m x 3.28m)

Wash ??? 2'10 x 4'7 (0.86m x 1.40m)

### First Floor

#### Landing

Bedroom 13'1 x 12'11 (3.99m x 3.94m)

Bedroom 15'5 x 13' (4.70m x 3.96m)

Bathroom 9'10 x 7'8 (3.00m x 2.34m)

### Exterior

#### Front Garden

Garage 24' x 8'10 (7.32m x 2.69m)

#### Rear Garden

## LOCATION

Cliffsend is located to the west of Ramsgate and is very close to Pegwell Bay with its SSSI status a super place for coastal walks to take in the unique geology, and watch coastal, wading birds and enjoy the nature reserve which is adjacent. Pegwell Bay also has a full size replica Viking Ship situated on the cliff top visible from the Sandwich Road. For the energetic, walk, run or cycle eastwards along the cliff top, beach or across farmland to access Ramsgate which is just a five minute car drive. Alternatively head west to the historic market town of Sandwich or the pretty rural villages of Minster and Monkton. Keen golfers can walk just around the corner to St Augustines Golf Club or journey a little further to Stonelees, Royal St Georges or Princes. For those requiring swift access to roads which exit Thanet, the location is ideal as it is easy to join the A299 Hengist Way for perhaps a daily commute to Canterbury, Ashford, Maidstone and beyond. There is a fast rail link to St Pancras from Ramsgate Railway Station.

