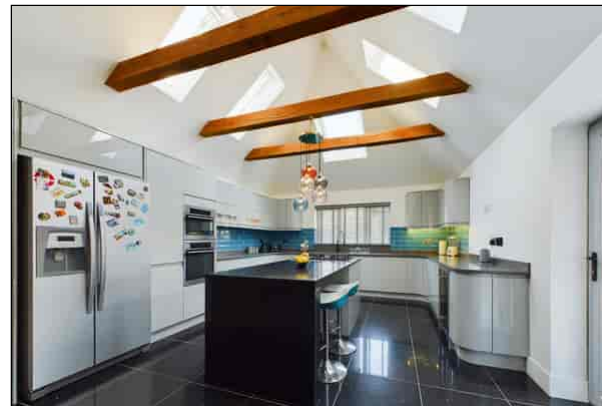


Terence Painter

ESTATE AGENTS



- Four Double Bedrooms With En-Suites
- Detached Chalet Home
- Finished to a High Specification
- Built in 2018
- Remainder of a 10 Year LABC Warranty
- Garden Room/Home Gym/Sauna
- 30'6" Lounge/Diner
- Distant Sea Views From Master Bedroom Juliet Balcony
- 17'7" Kitchen/Breakfast Room with Integrated Appliances & Vaulted Ceiling
- Popular Cliffsend Location
- No Forward Chain
- Bedroom Two Walk-In wardrobe/Dressing Room
- Ample Off Street Parking
- Stunning Landscaped Low Maintenance Rear Garden

1b Canterbury Road West, Cliffsend, Ramsgate, Kent. CT12 5EA.

Freehold £665,000

SPACIOUS FOUR DOUBLE BEDROOM DETACHED CHALET HOUSE WITH SO MUCH TO OFFER, IN A POPULAR CLIFFSEND LOCATION!

An exciting opportunity to acquire this spacious and versatile four bedroom detached chalet style home which is a true credit to the current vendor who built this property in 2017 to a very high standard and with the most impressive specification.

This home sits on a generous plot in a highly sought after location at Cliffsend. The coastline around Cliffsend is designated a site of Special Scientific Interest (SSSI), there is a country park and nature reserve, petrol station with local shop, village hall with pop up post office and banking facilities two days a week and St Augustine golf course. Numerous clifftop, coastal and country walks are available on your doorstep. The High Speed rail link to London from Thanet Parkway Railway Station is a short walk from the property, this will make the commute even more convenient. The surrounding area also gives easy access to the picturesque towns of Sandwich, Deal and Ramsgate which boasts the only Royal harbour in Britain offering a vibrant array of shops, bars and restaurants. There are two excellent pubs/restaurants a short coastal walk away in Pegwell. Westwood Cross shopping centre is a short drive away.

The accommodation of this home comprises a spacious and welcoming entrance hall with doors leading off to two spacious double bedrooms with en-suite shower rooms, cloakroom/w.c, utility room and the lounge/diner with bi-folding doors leading off to the kitchen/breakfast room and rear garden.

On the first floor there are two large double bedrooms with both benefiting from direct access to a very well appointed Jack and Jill bathroom with a jacuzzi bath and large shower cubicle with a rain style shower head. The back bedroom also benefits from a walk-in dressing room with bespoke fitted furniture and the front bedroom boasts bi-folding doors which open up to a Juliet balcony offering stunning elevated distant sea views.

Externally this home continues to impress with a low maintenance rear garden and a brick construction garden room which the current vendor uses as a gym with a sauna and shower room/w.c. To the front of the property is a very large block paved driveway offering ample off street parking.

An internal viewing is essential in our opinion to fully appreciate this special home. Viewing is strictly via Terence Painter Estate Agents, so please call us today on 01843 866 866 to arrange your appointment

## Ground Floor

### Entrance

Access into the property is via a part glazed aluminium framed door leading into the entrance hall.

### Entrance Hall

6.14m x 2.01m (20' 2" x 6' 7") This great size entrance hall features Karndean flooring with underfloor heating, carpeted stairs to the first floor, under stairs cupboard, wall lights, down lights, glazed French doors to the lounge/diner and doors leading off to the cloakroom/w.c, utility room and bedrooms three and four.

### Lounge/Diner

9.30m x 4.87m (30' 6" x 16' 0") This generous size room features bi-folding wooden doors to the kitchen /breakfast room and bi-folding aluminium framed doors to the garden. There are media points, wall lights, down lights and Karndean flooring with under floor heating.

### Kitchen/Breakfast Room

5.35m x 4.31m (17' 7" x 14' 2") There is a double glazed window to the rear of the property and a glazed aluminium framed door to the side which provides access to the garden. This impressive kitchen features an extensive range of fitted high gloss grey wall, base and drawer units with integrated appliances including a microwave, oven/grill, wine fridge, dishwasher and a five burner gas hob with a pop up extractor fan. There is a large island unit with breakfast bar area, sink unit with mixer tap inset to quartz worktops, localised wall tiling and feature unit lighting. Other features of this room include a vaulted ceiling with five Velux windows and exposed ceiling beams, tiled flooring with underfloor heating and an impressive pendant light.

### Bedroom Three

4.00m x 3.50m (13' 1" x 11' 6") There is a double glazed window to the front of the property, door to the en-suite shower room, telephone point and carpet flooring with under floor heating.

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### **Bedroom Three En-Suite Shower Room**

1.81m x 1.48m (5' 11" x 4' 10") There is a frosted double glazed window to the side of the property, wash hand basin with mixer tap inset to a vanity unit, low level w.c, tiled shower cubicle with a fitted rain style shower head with a hand shower attachment, chrome towel radiator, extractor, down lights and tiled walls and flooring.

### **Bedroom Four**

4.01m x 3.52m (13' 2" x 11' 7") There is a double glazed window to the front of the property, fitted wardrobe, door to the en-suite shower room, television point and carpet flooring with under floor heating.

### **Bedroom Four En-Suite Shower Room**

2.56m x 0.99m (8' 5" x 3' 3") There is a frosted double glazed window to the side of the property, wash hand basin with mixer tap inset to a vanity unit, low level w.c, tiled shower cubicle with a fitted rain style shower head with a hand shower attachment, chrome towel radiator, extractor, down lights and tiled walls and flooring.

### **Utility Room**

1.87m x 1.82m (6' 2" x 6' 0") There is a fitted high gloss base unit with space and plumbing for a washing machine and tumble dryer, stainless steel sink with mixer tap inset to wooden worktops, localised wall tiling, tiled flooring with under floor heating, extractor and downlights.

### **Cloakroom/W.C**

3.48m x 0.95m (11' 5" x 3' 1") There is a frosted double glazed window to the side of the property, wash hand basin with mixer tap inset to a vanity unit, chrome towel radiator, extractor, down lights and tiled flooring with under floor heating.

### **First Floor**

#### **Landing**

There is a Velux window to the side of the property, loft hatch and carpet flooring.

### **Bedroom One**

6.26m x 4.55m (20' 6" x 14' 11") This is a double aspect room with a double glazed window to the side and double glazed bi-folding doors to the front which open to a Juliet balcony and offer delightful distant sea and farmland views. There are two column radiators, media points, built in wardrobes and cupboards, wall lights, down lights and a door to the Jack and Jill en-suite Bathroom.

### **Bedroom Two**

4.83m x 3.92m (15' 10" x 12' 10") This is a double aspect room with a Velux window to the side and a double glazed window to the rear. There is a radiator, media points, down lights and doors leading off to the walk-in wardrobe/dressing room and Jack and Jill en-suite Bathroom.

### **Bedroom Two Dressing Room**

4.90m x 1.35m (16' 1" x 4' 5") This room is fitted out with an extensive range of bespoke hanging rails and shelving with feature lighting. There is a radiator, down lights and carpet flooring.

### **Jack & Jill En-Suite Bathroom**

There is a frosted double glazed window to the side of the property, jacuzzi bath with hand shower attachment, low level w.c. fully tiled corner shower cubicle with fitted rain style shower head and hand shower attachment, twin sinks with mixer taps inset to vanity units with illuminated mirrors over, radiator, electric shaver point, extractor, down lights and fully tiled walls and flooring.

### **Exterior**

#### **Rear Garden**

16.49m x 12.18m (54' 1" x 40' 0") This stunning low maintained landscaped garden features a large tiled patio area immediately to the property with complementing steps which lead up to an artificial lawned area where there is the garden room/gym/sauna. There is side access to both side of the property, feature lighting and hose point.

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### **Garden Room/Gym/Sauna**

6.76m x 3.16m extending to 6.36m (22' 2" x 10' 4" extending to 20'10") This fantastic addition to the property is currently set up as a home gym with a sauna and shower room/w.c. There are double glazed bi-folding doors, air conditioning unit, lights and power points.

### **Driveway**

There is a large block paved driveway providing off street parking for up to four cars.

### **Council Tax Band**


The council tax band is E.

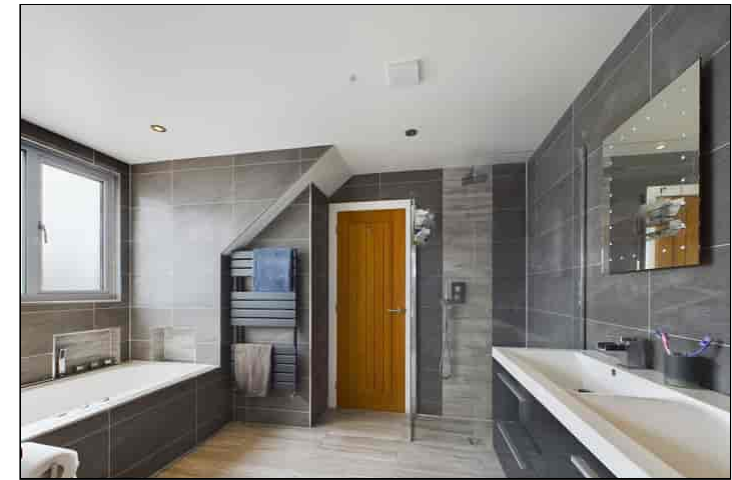


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		92
(81-91) <b>B</b>	87	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

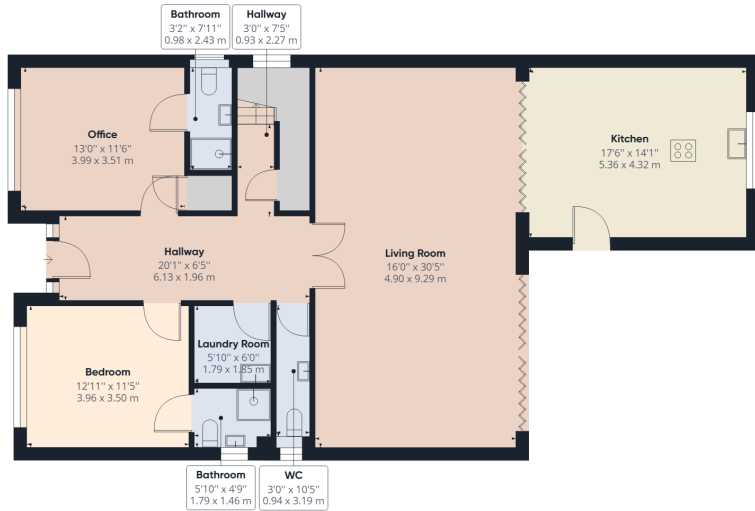


Viewing strictly by prior appointment with the Selling Agents  
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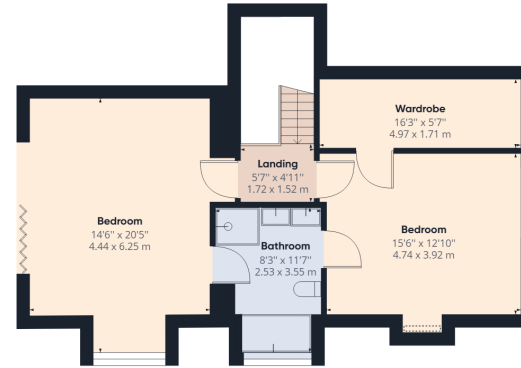
Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

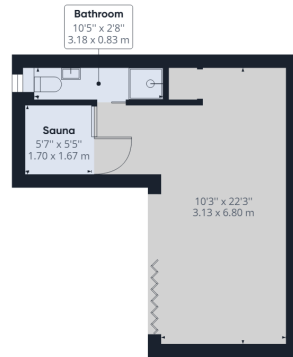
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2450.28 ft<sup>2</sup>  
227.64 m<sup>2</sup>

Reduced headroom

1.76 ft<sup>2</sup>  
0.16 m<sup>2</sup>

(1) Excluding balconies and terraces

⌋ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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