



GUILDCREST ESTATES



26 Sea View Road, Cliffsend, Ramsgate CT12 5EH



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Sea View Road, Cliffsend,
Ramsgate CT12 5EH

£580,000

Located in the picturesque Cliffsend Village on Sea View Road, this delightful detached chalet bungalow offers a perfect blend of comfort and charm. The property boasts 5 bedrooms and a bright and spacious layout, ideal for family living or entertaining guests.

Upon entering, you are welcomed by a generous entrance hall that leads to a large dual-aspect lounge, featuring a contemporary log burner and sliding patio doors that open seamlessly to the beautifully maintained rear garden. The spacious kitchen/diner, complete with French doors to the garden, is perfect for family meals and gatherings. The ground floor also accommodates two well-proportioned bedrooms, one of which is currently utilised as an office space.

Venture upstairs to discover a bright landing that leads to three generous double bedrooms, an additional office, and a modern shower room. Bedroom one is particularly special, offering built-in wardrobes and stunning views of the bay, while the other bedrooms are comfortable and spacious.

The exterior of the property is equally impressive, featuring a lovely rear garden that includes a summer house, chicken run, and fish pond. This tranquil outdoor space backs onto open fields, ensuring both privacy and

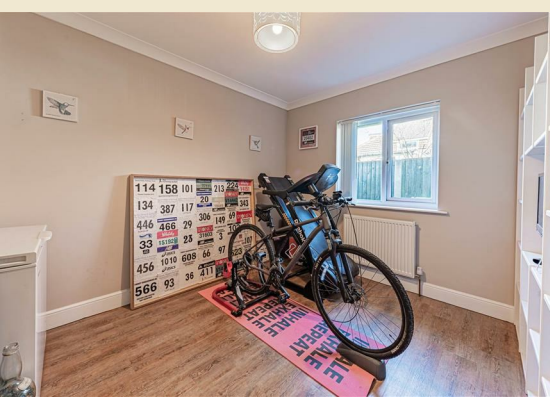




breathtaking views. On clear days, the views can extend to Deal Pier and even across the water to France, with the added delight of spotting seals playing on the sandbanks with a good pair of binoculars.

Additionally, the property benefits from parking for three vehicles and an insulated double garage, currently used as a workshop but easily convertible into a self-contained annex for guests or potential Airbnb income. Thanet Parkway Station is also within easy reach, providing high-speed rail services to London St Pancras via Ashford.

This charming bungalow is a rare find, offering a bright and airy living space, stunning views, and a peaceful village setting, making it an ideal home for those seeking both comfort and a connection to nature.





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Key Features

- Bright and spacious detached chalet bungalow with 5 generous bedrooms
- Located in the picturesque Cliffsend Village with stunning views of the bay
- Generous lounge with a log burner and patio doors to a beautifully maintained garden
- Spacious kitchen/diner, perfect for family gatherings
- Driveway for 3 vehicles and a double garage
- Lovely rear garden with a summer house and breathtaking views
- Within easy reach of Thanet Parkway train station

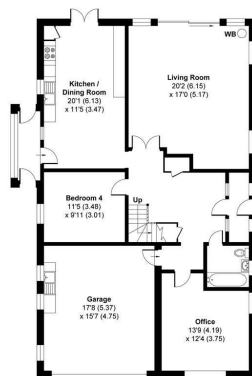
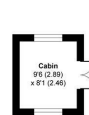
Important Information

Freehold
House - Detached
2918.00 sq ft
Council Tax Band E
EPC Rating C

£580,000



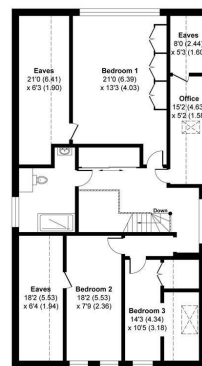
Restricted Head Height



GROUND FLOOR

Sea View Road, Cliffsend

Approximate Gross Internal Area = 193.80 sq m / 2086.05 sq ft
Garage = 25.51 sq m / 274.59 sq ft
Eaves = 27.13 sq m / 292.02 sq ft
Outbuilding = 24.73 sq m / 266.19 sq ft
Total = 271.17 sq m / 2918.85 sq ft
For identification only - Not to scale



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	81
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



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