



GUILDCREST ESTATES



33 Foads Hill, Cliffsend, Ramsgate CT12 5EN



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Foads Hill, Cliffsend, Ramsgate  
CT12 5EN

**£465,000**

Located in the popular area of Foads Hill in Cliffsend, Ramsgate, this delightfully spacious, detached bungalow offers a perfect blend of comfort and style. With three well-proportioned bedrooms, two bathrooms, plus a study that could be used as a 4th bedroom, this extended property spans an impressive 1,469 square feet and is ideal for families or those seeking a spacious retreat.

Upon entering, you are welcomed by a generous lounge and dining room, providing an inviting space for relaxation and entertaining. The well-designed kitchen is thoughtfully equipped to make meal preparation a pleasure.

One of the standout features of this property is the beautiful orangery-style conservatory, complete with an air conditioning unit, which allows for year-round enjoyment of the stunning garden views. The generous and beautifully maintained garden is a true oasis, perfect for outdoor gatherings or simply unwinding in a tranquil setting.

The property further boasts a horseshoe driveway with ample parking for multiple vehicles, a rare find that adds to the convenience of this home.







Additionally, the boarded loft and garage provide ample storage space, catering to all your organisational needs.

Situated in a sought-after village location, this bungalow combines the peace of rural living with easy access to local amenities. Being within walking distance of Thanet Parkway Train Station, it also offers excellent transport links for commuting or exploring the surrounding areas.



This property is a wonderful opportunity for those looking to settle in a picturesque setting, combining modern comforts with the charm of village life. Don't miss the chance to make this lovely bungalow your new home.

Council Tax Band - D

Freehold

Mains water, electric, sewer, gas, gas central heating

Fixed wireless broadband



## Key Features

- 3-4 bedroom extended bungalow
- En suite to master bedroom plus family bathroom
- Large orangery style conservatory
- Modern kitchen
- Generous Lounge/Dining Room
- Good size private rear garden plus side garden
- Close to Train Station
- Council Tax Band D

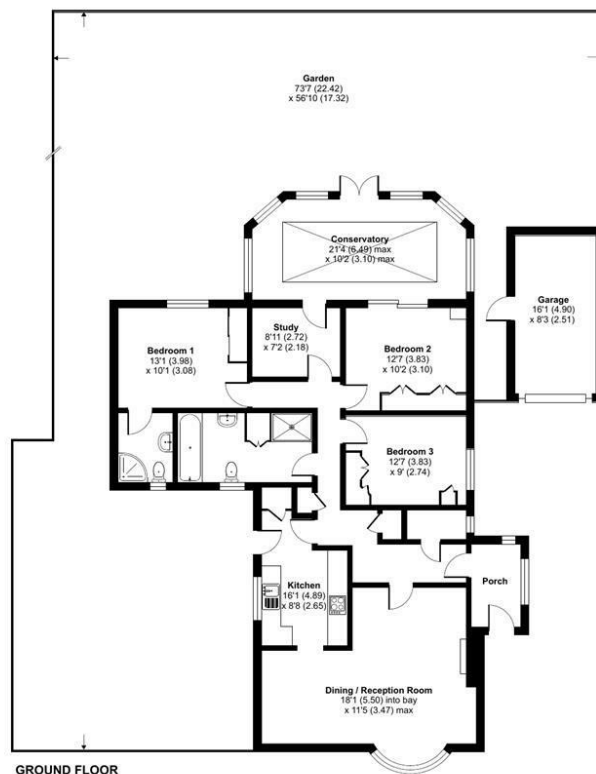
## Important Information

Freehold  
 Bungalow - Detached  
 1469.00 sq ft  
 Council Tax Band D  
 EPC Rating C

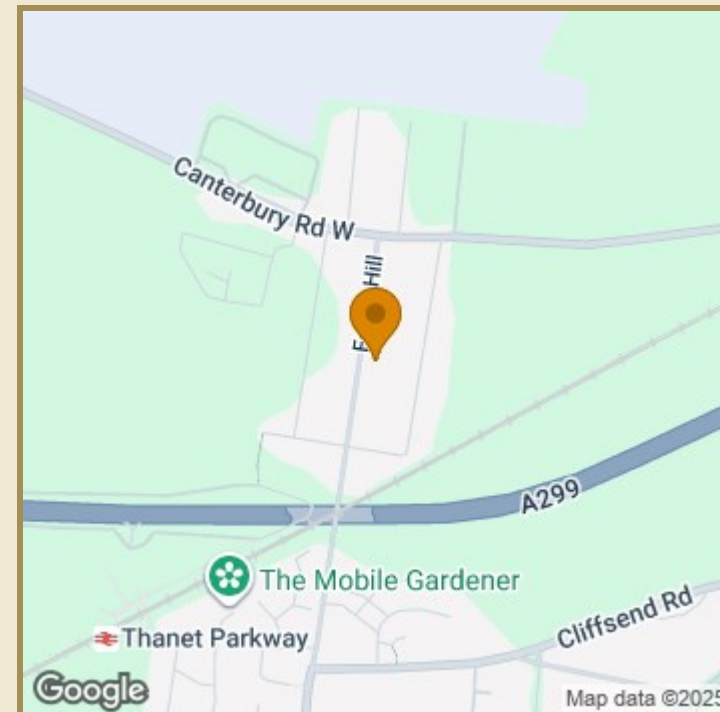
£465,000

### Foads Hill, Cliffsend, Cliffsend, Ramsgate, CT12

Approximate Area = 1469 sq ft / 136.4 sq m  
 Garage = 132 sq ft / 12.2 sq m  
 Total = 1601 sq ft / 148.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2025.  
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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			
England & Wales		70	82
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



01843 272200 [www.guildcrestestates.co.uk](http://www.guildcrestestates.co.uk)

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



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