



11 Foads Hill, Cliffsend, CT12 5EL

Guide Price £475,000

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Set in the sought after Kentish village of Cliffsend, just moments from the coastal beauty of Pegwell Bay this spacious detached home offers over 1,600 square feet of versatile living space and is ideal for growing families or those in need of extra room to work, play or entertain.

Inside, the layout is both generous and flexible. From the welcoming entrance hall, through the kitchen you'll find a bright and airy reception room that flows beautifully into the conservatory - currently utilised as a dining room with lovely views out over the garden. At the front of the house is a further reception room, ideal as a study, snug or fourth bedroom. The kitchen is well-appointed and connects easily to a large utility room, downstairs WC and an extended section of the property - a garden room that's currently being used as a gym and games room. There's also internal access to the garage, providing yet more storage or conversion potential.

Upstairs, the sense of space continues. There are three good-sized bedrooms including two generous doubles and a comfortable single, all served by a sleek, contemporary family bathroom. Finished with floor-to-ceiling tiling, it features a bath, walk-in shower with rainfall head, low level WC and vanity wash hand basin.

Step outside and the rear garden really shines. Private and mature, it's been thoughtfully arranged into zones – perfect for everything from kids' play areas to BBQs or simply enjoying a sunny afternoon with friends and family. The front of the property offers off-street parking for two cars, a lawned garden, and scope to widen the driveway to accommodate additional parking if required.

Additional noteworthy features include solar panels to help with energy bills and full double glazing throughout.

This is a home with space to grow, space to relax, and plenty of potential to make it your own.

For further details or to arrange a viewing contact Alexander Russell Estate Agents by telephone, email or find us on social media.





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GROUND FLOOR -

Porch

Hallway

Kitchen - 3.61m x 2.54m (11'10" x 8'4")

Living Room - 6.55m x 3.53m (21'6" x 11'7")

Conservatory - 3.43m x 3.02m (11'3" x 9'11")

Study/ Bedroom Four - 3.81m x 3.53m (12'6" x 11'7")

Utility Room - 5.97m x 3.05m (19'7" x 10'0")
maximum

Cloakroom/ WC - 1.91m x 1.07m (6'3" x 3'6")

Garden Room/ Gym - 4.57m x 2.18m (15'0" x 7'2")

FIRST FLOOR -

Landing

Bedroom One - 4.11m x 3.56m (13'6" x 11'8")

Bedroom Two - 3.81m x 3.53m (12'6" x 11'7")

Bedroom Three - 2.72m x 2.57m (8'11" x 8'5")

Bathroom - 2.51m x 1.78m (8'3" x 5'10")

EXTERNAL -

Driveway

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

Garden

TENURE/ SERVICES -

Freehold / All mains services are connected to the property

COUNCIL TAX -

Thanet District Council

Band D (£2,358.57 PA)

EPC RATING -

61 | D

HEATING -

Gas Central Heating



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BROADBAND -
Fibre to the cabinet broadband available

LISTED BUILDING/ CONSERVATION -
No

PARKING/ OUTSIDE SPACE -
Driveway to the front, garage
Generous rear garden

RESTRICTIONS, RIGHTS AND EASEMENTS -
To the best of our knowledge, there are no unusual restrictions, rights or easements that would affect the enjoyment of the property. However, as with all property purchases, we advise confirming this information with your legal representative.

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AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Room measurements are maximum unless otherwise stated. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

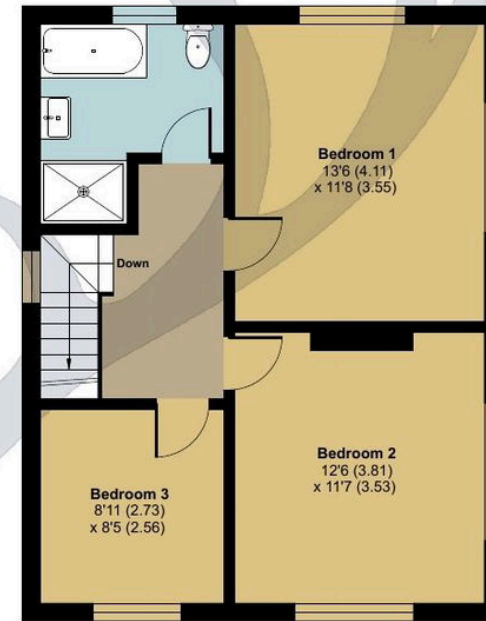
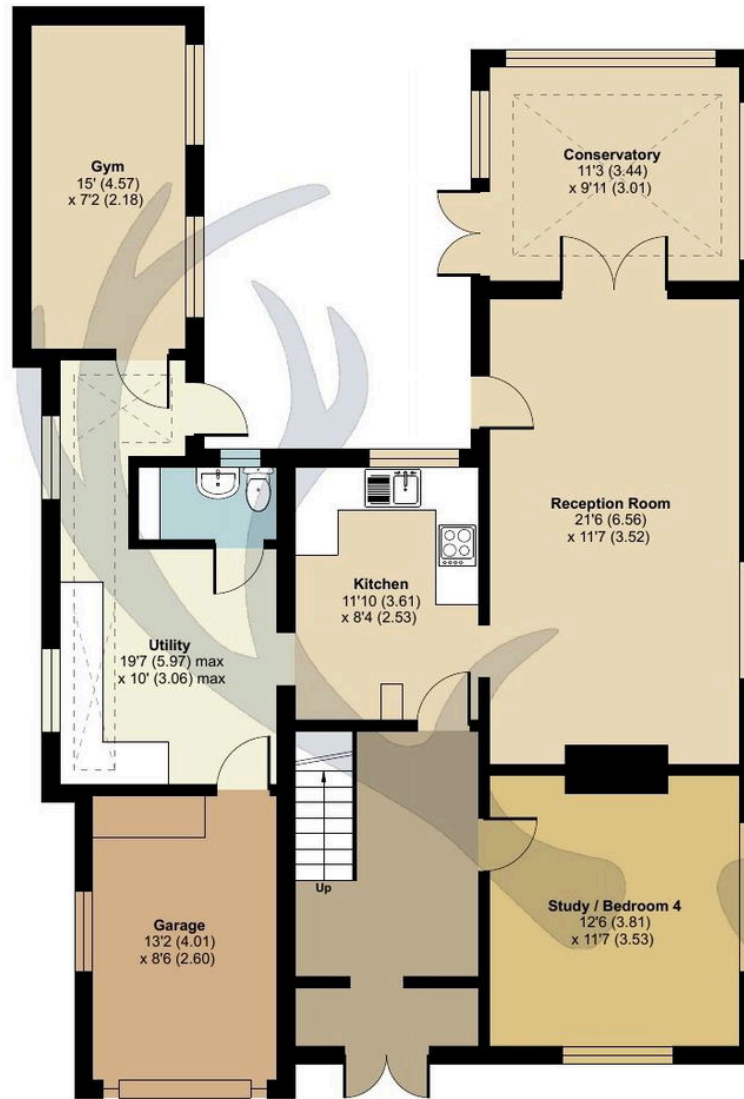
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Approximate Area = 1607 sq ft / 149.2 sq m

Garage = 112 sq ft / 10.4 sq m

Total = 1719 sq ft / 159.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Alexander Russell Estate Agents Limited. REF: 1261651

