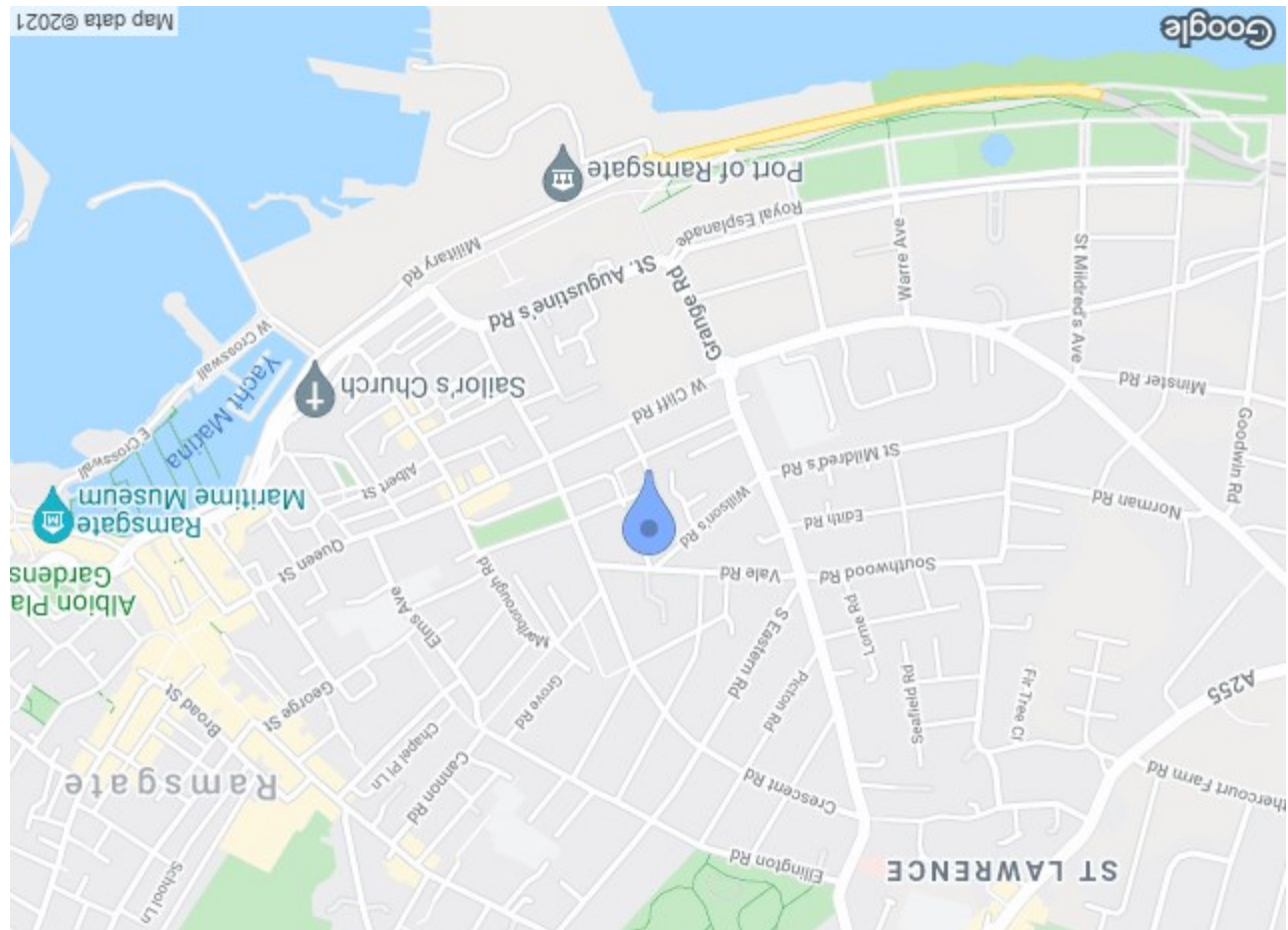


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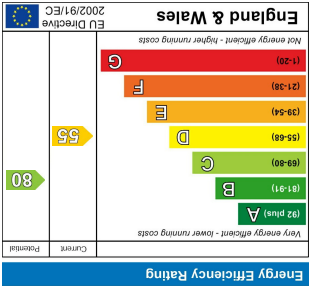
**noea** **property** **network** **PROTECTED**  
**aria** **property** **network** **PROTECTED**  
**Relocation** **PLATINUM** **MEMBER** **2020/2021**  
**The Property** **Ombudsman**

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**miles & barr** ...valuing people, not just property



FLORENCE ROAD RAMSGATE



FLORENCE ROAD  
RAMSGATE

£230,000



- Two bedroom terraced home
- South-westerly facing garden
- Separate living room and dining room
- Short walk to Ramsgate town centre and Royal Harbour
- Great investment property

LOCATION

Ramsgate is situated on the southerly aspect of the Isle of Thanet and benefits the country's only Royal Harbour, its status being granted by King George 1V in 1821. The distinctive and beautiful harbour has a vibrant yachting community alongside some commercial activity and was where the Little Ships evacuation of Dunkirk set out from in 1940. The town is enjoying something of a Renaissance with its large amount of Grade II Listed property, many set within elegant Regency squares, or overlooking the sea, others with links to or influenced by the architect Augustus Pugin. In recent years the Royal Harbour has seen many restaurants, cafes and bars emerge alongside quirky independent retail outlets, some utilising the arches on the quayside beneath Royal Parade. The town is steeped in history with associations to many well known figures including Queen Victoria , Karl Marx and Vincent Van Gogh as well as having a fascinating network of tunnels beneath the main centre. The fortunes of the town have been hugely assisted by the recent addition of a high speed rail link to London St Pancras making a commute for many a viable option.

ABOUT

Miles & Barr are thrilled to bring to the market this fabulous opportunity to purchase a two bedroom terraced home nestled on the quiet Florence Road, jut a very short walk into Ramsgate town centre and harbour.

Accommodation is arranged over two floors and boasts a bright lounge to the front of the property followed by the dining room and adjoining kitchen. There is also a sun room which can be accessed from the dining area. On the first floor there are two large double bedrooms, the master benefits from a built in cupboard over the stairs. The family bathroom had a bath, low level W/C and wash hand basin which is accessed through the second bedroom. Externally there is a south westerly facing rear garden.

DESCRIPTION

- Ground Floor
  - Entrance
  - Entrance Hall
  - Lounge 11'9" x 11'4" (3.59 x 3.46)
  - Dining Room 9'5" x 10'5" (2.88 x 3.18)
  - Kitchen 8'5" x 6'6" (2.57 x 2)
  - Sun Room
- First Floor
  - Landing
  - Bedroom 9'7" x 10'5" (2.93 x 3.18)
  - Bedroom 9'4" x 10'5" (2.86 x 3.18)
  - Bathroom 8'5" x 6'6" (2.57 x 2)
- Exterior
  - Front Garden
  - Rear Garden

