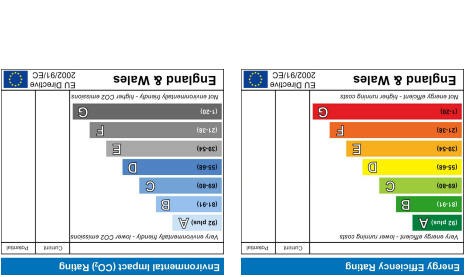


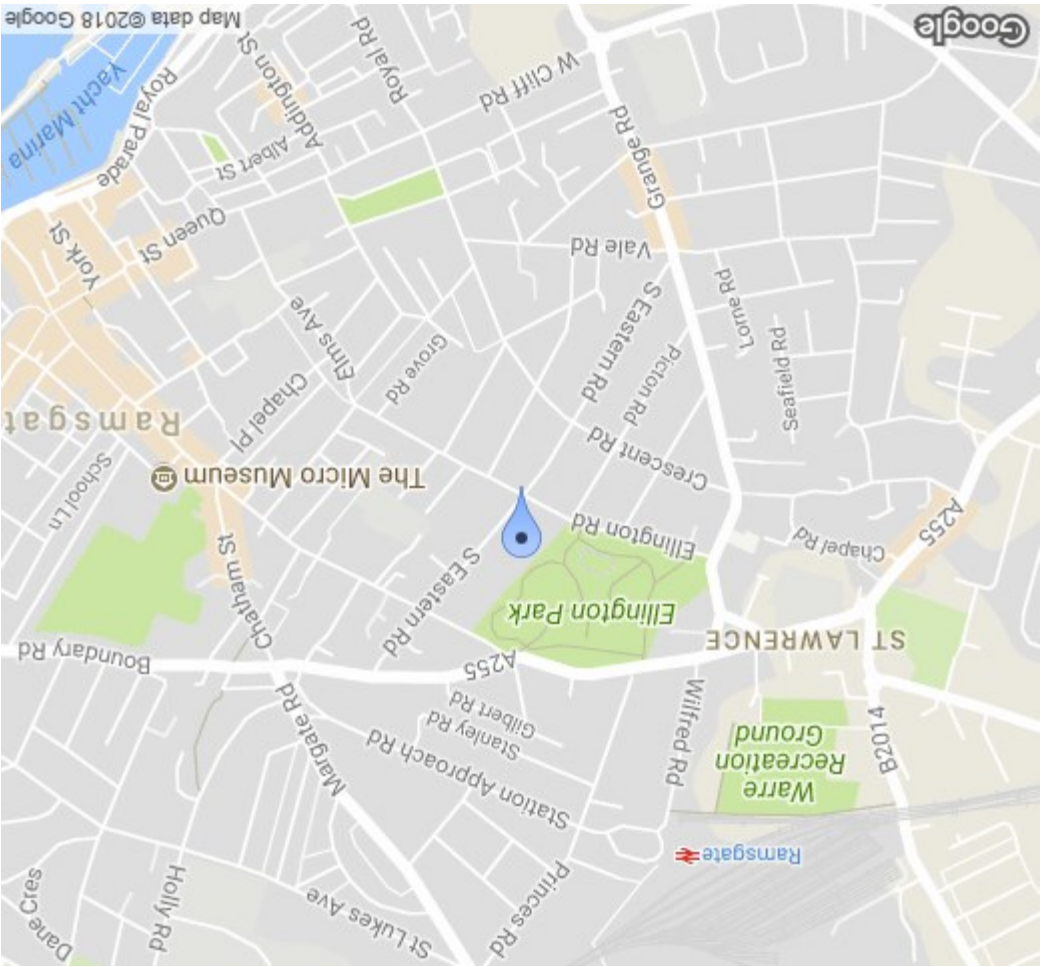
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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. 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.





51 Queen Street, Ramsgate, Kent, CT11 9EJ
t 01843 570500 e ramsgate@milesandbarr.co.uk

miles & barr
YOUR PROPERTY AGENT



24A SOUTH EASTERN ROAD, RAMSGATE



24A SOUTH EASTERN ROAD
RAMSGATE

£389,995

- Central Location
- Brand New
- Smart Meters
- Master Ensuite
- Underfloor Heating
- Fully Fitted Kitchen
- CRL Build Guarantee
- Sea Views
- Fine Attention to Detail
- Chain Free

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 11 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

WHERE OLD MEETS NEW - This new build detached house has been built to a high standard and has been sympathetically designed to blend in with its surroundings. With its fine attention to detail and high end finish the property offers: a rear facing lounge with by-fold doors leading to the outside, a well equipped contemporary style kitchen with appliances and complementary tiling, downstairs cloakroom, four bedrooms with master having a luxury ensuite, four piece family bathroom and outside space. In addition there is underfloor heating on the ground floor and central heating throughout, double glazed windows, a 10 year CRL build guarantee, and views across the town to the rear with a sea view backdrop. If your looking for convenience but at the same time love character then this is a property not to miss out on.

DESCRIPTION

- Ground Floor
- Entrance
- Cloakroom
- Kitchen 13'6 x 12'8 (4.11m x 3.86m)
- Lounge 17'8 x 17'1 (5.38m x 5.21m)
- First Floor
- Landing
- Bedroom One 10'9 x 10'4 (3.28m x 3.15m)
- Ensuite 10'3 x 6'6 (3.12m x 1.98m)
- Bathroom 6'7 x 6'2 (2.01m x 1.88m)
- Bedroom Two 10'8 x 9'7 (3.25m x 2.92m)
- Second Floor
- Bedroom Three 15 x 10'4 (4.57m x 3.15m)
- Bedroom Four 15 x 9'8 (4.57m x 2.95m)
- Exterior
- Front Garden
- Rear Garden

