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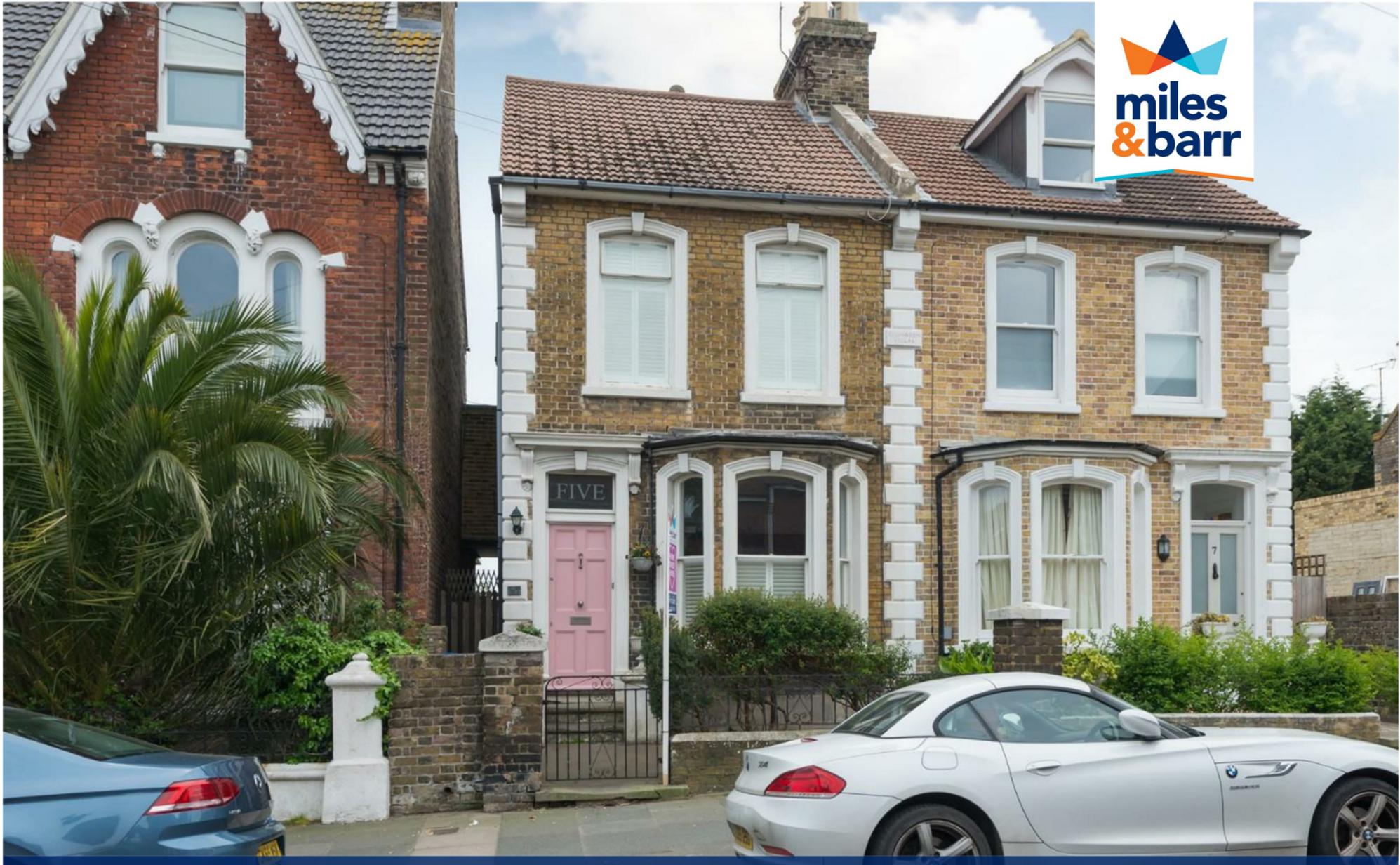
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Standard	C (55-68)
Energy inefficient - higher running costs	D (45-54)
	E (39-44)
	F (21-38)
	G (1-20)
	H (1-10)



GROSS INTERNAL AREA
 FLOOR 1: 666 sq. ft. FLOOR 2: 439 sq. ft.
 FLOOR 3: 218 sq. ft. EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5m - 41 sq. ft.
 TOTAL: 1323 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ELLINGTON ROAD RAMSGATE



ELLINGTON ROAD
 RAMSGATE

£460,000

- Council Tax Band: C
- Fantastic Transport Links
- Over Three Floors
- Extended Kitchen
- Period Features
- Three Double Bedrooms
- South Facing Garden

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

NO ONWARD CHAIN!!!

Miles and Barr are delighted to present this stunning period home on Ellington Road.

A wonderful area for any growing or established family, within half a mile of Ramsgate train station and its fast links to London; ideal if you commute for work or want a day out. Better still, the Ramsgate town is even closer where you will find an array of shops and services before getting to the stunning coastline. Take advantage of the different bars, restaurants and beautiful harbour whenever you want to.

This wonderful period house has some stunning features throughout the home, Downstairs there is a utility room, living room and a dining room where everyone can gather round or enjoy family meals together around the table courtesy of the beautifully extended kitchen. There is also the added benefit of a large basement which is wired with lights and sockets with full-height ceiling and natural light sources, ready to convert into the perfect home office, or cinema room.

As well as a wealth of space downstairs, on the first floor there are two double bedrooms and the family bathroom, And there is a further double bedroom on the second floor.

Externally there is a south facing garden with decking and lawn perfect for a growing family.

This is truly a beautiful house and must be seen to be appreciated. Call to book your appointment to view.

DESCRIPTION

Entrance

Entrance Hall

Living Room 10'5 x 14' (3.18m x 4.27m)

Utility Room/WC 5'9 x 5'6 (1.75m x 1.68m)

Family Room 13'9 x 9'5 (4.19m x 2.87m)

Kitchen 16'5 x 13'4 (5.00m x 4.06m)

Cellar 13'6 x 13' (4.11m x 3.96m)

First Floor

Landing

Bedroom 13'8 x 11'7 (4.17m x 3.53m)

Bedroom 13'9 x 8'9 (4.19m x 2.67m)

Bathroom 8'4 x 6'11 (2.54m x 2.11m)

Second Floor

Landing

Bedroom 13'7 x 18'1 (4.14m x 5.51m)

Exterior

Front Garden

Rear Garden

