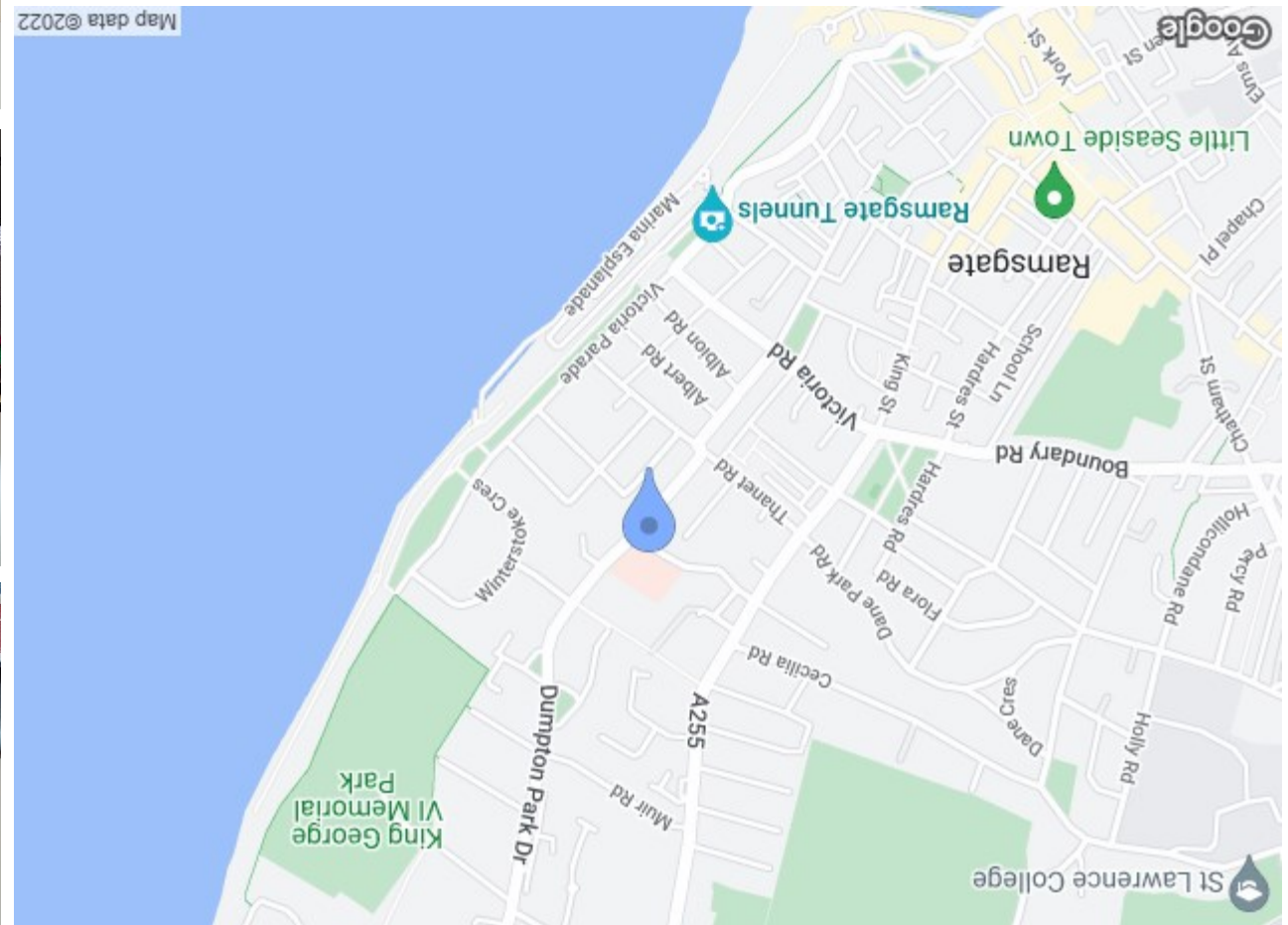
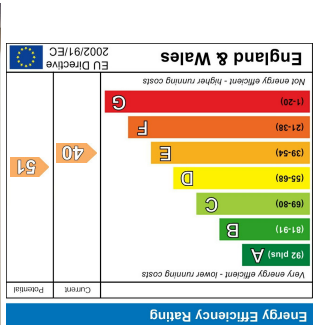
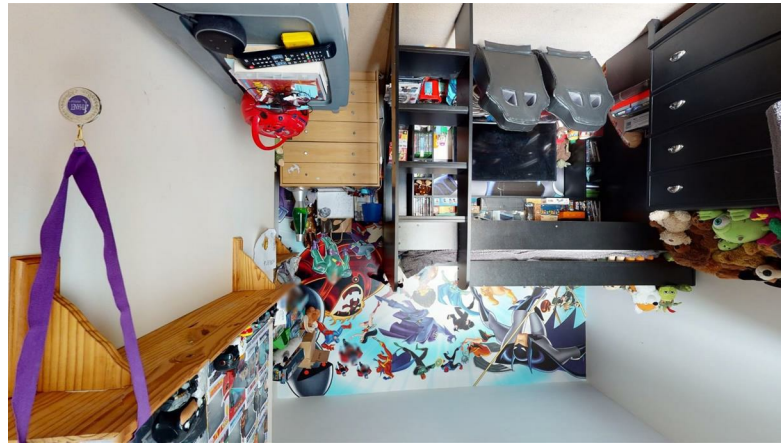


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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. 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. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



PENSHURST ROAD RAMSGATE



51 Queen Street, Ramsgate, Kent, CT11 9EL
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PENSHURST ROAD
RAMSGATE
£400,000

- East Cliff
- Close To Sea
- Close To LOOP
- En Suite
- Versatile Accommodation
- Small Garden
- Sunny Aspect
- Sea Views
- Master Bedroom With Fitted Wardrobes

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 IV 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

EXTENDED PERIOD PROPERTY IN PENSHURST. Located on the East Cliff area this great end of terrace offers great accommodation close to the clifftop. This fine house comprises inner porch opening to entrance hall leading to the lounge, kitchen and dining room which overlooks the garden. To the first floor there is a study/nursery, a family bathroom and two bedrooms, with a master bedroom with fitted wardrobes, sea views and en suite occupying the second floor.

Head east on the cliff top to King George VI park and beyond to Dumpton Gap and beyond. Head west to Ramsgate town and Royal Harbour to enjoy the vibrant marina from the array of cafés, restaurants and bars including The Victoria Pavillion. The area is serviced by the 9, 38, 39, and LOOP buses which are great for navigating the wider area including connecting to Ramsgates railway station which offers a high speed link to London St Pancras. Local schools include Holy Trinity, St. Ethelberts, Newlands as well as Chatham and Clarendon House. A large Doctors Surgery is found around the corner on Dumpton Park Drive, and convenience stores are found on Victoria Road and Bellevue Road. To view this lovely family home please call Miles and Barr today, we are open seven days a week.

DESCRIPTION

- Ground Floor
 - Entrance
 - Entrance Porch
 - Entrance Hallway
 - Lounge 11'8 x 26'00 (3.56m x 7.92m)
 - Kitchen 16'2 x 7'00 (4.93m x 2.13m)
 - Dining Room 16'2 x 4'00 (4.93m x 1.22m)
 - Cellar
- First Floor
 - Landing
 - Bathroom 8'00 x 8'00 (2.44m x 2.44m)
 - Study 7'6 x 5'0 (2.29m x 1.52m)
 - Bedroom 9'8 x 11'1 (2.95m x 3.38m)
 - Bedroom 12'00 x 14'00 (3.66m x 4.27m)
 - Bedroom 8'00 x 13'00 (2.44m x 3.96m)
- Second Floor
 - Bedroom 18'09 x 8'05 (5.72m x 2.57m)
 - En Suite Shower Room
 - Landing
 - Exterior
 - Rear Garden

