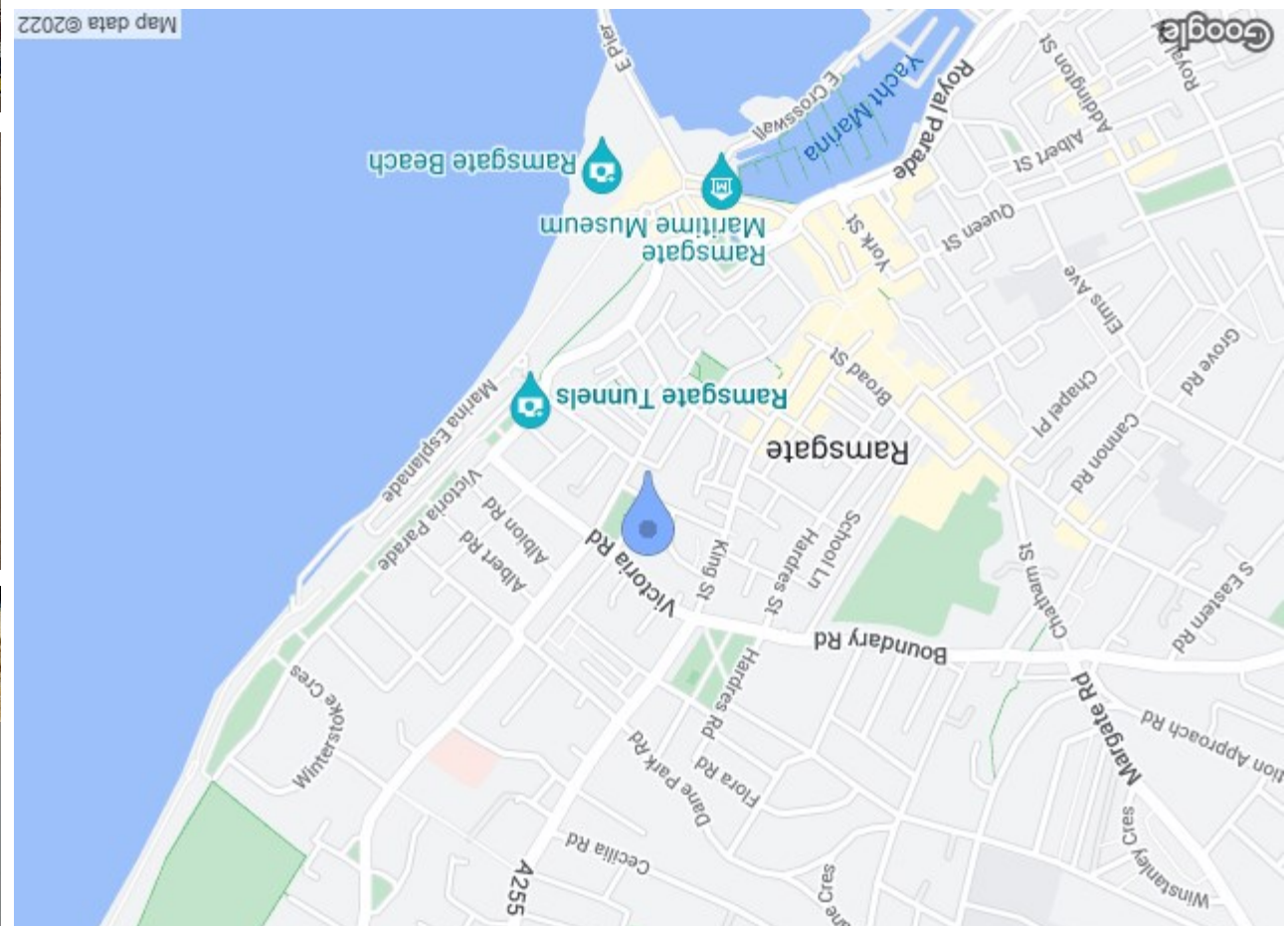


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(43-54)
F	(21-42)
G	(1-20)
Very energy efficient - lower running costs	
Current	83
Possible	54
Energy Efficiency Rating	



BELLEVUE AVENUE RAMSGATE



BELLEVUE AVENUE
RAMSGATE

£450,000



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



- Detached Character Home
- Versatile Living
- Lovely, Secluded Garden
- Close to Seafront
- Quiet Location
- Royal Harbour Nearby
- No Onward Chain

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

Versatile DETACHED Victorian Character Property Located Moments from the Seafront and Royal Harbour!

Miles and Barr are thrilled to offer this lovely three bedroom home to the market located in a sought after area of Ramsgate. This property was built in the late 1860s and is within walking distance of the town centre, the seafront including the Royal Harbour, whilst offering excellent transport links by road and train, including the high speed link to London, making this home ideally situated for all your needs.

The home is set over four floors and offers light and airy, generous accommodation currently comprising; entrance at upper ground level, into the living room, with bay window, original wooden flooring and feature fireplace, a double bedroom also with feature fireplace and wooden flooring, and a bathroom. On the lower ground level is a further reception room with access to the front of the home, and the kitchen/breakfast room, cellar leading to a lean to, with rear garden access. Upstairs on the first floor there's a generous main double bedroom, single bedroom and a shower room, whilst on the second floor is a lovely spacious loft room. Externally there is a beautiful, tranquil, private garden which is laid to patio, with mature shrubs and trees.

A lovely property in an ideal location, call sole agents Miles and Barr today to book your internal viewing!

DESCRIPTION

Lower Ground Floor

Kitchen/Diner 12'01 x 11'03 (3.68m x 3.43m)

Music Studio 13'06 x 11'08 (4.11m x 3.56m)

Ground Floor

Hallway

Lounge 14'04 x 11'10 (4.37m x 3.61m)

Bedroom 11'04 x 10'01 (3.45m x 3.07m)

Bathroom 7'07 x 7'03 (2.31m x 2.21m)

First Floor

Bedroom 10'00 x 6'04 (3.05m x 1.93m)

Shower Room 6'06 x 4'08 (1.98m x 1.42m)

Second Floor

Loft Room 15'01 x 10'02 (4.60m x 3.10m)

External

Rear Garden

