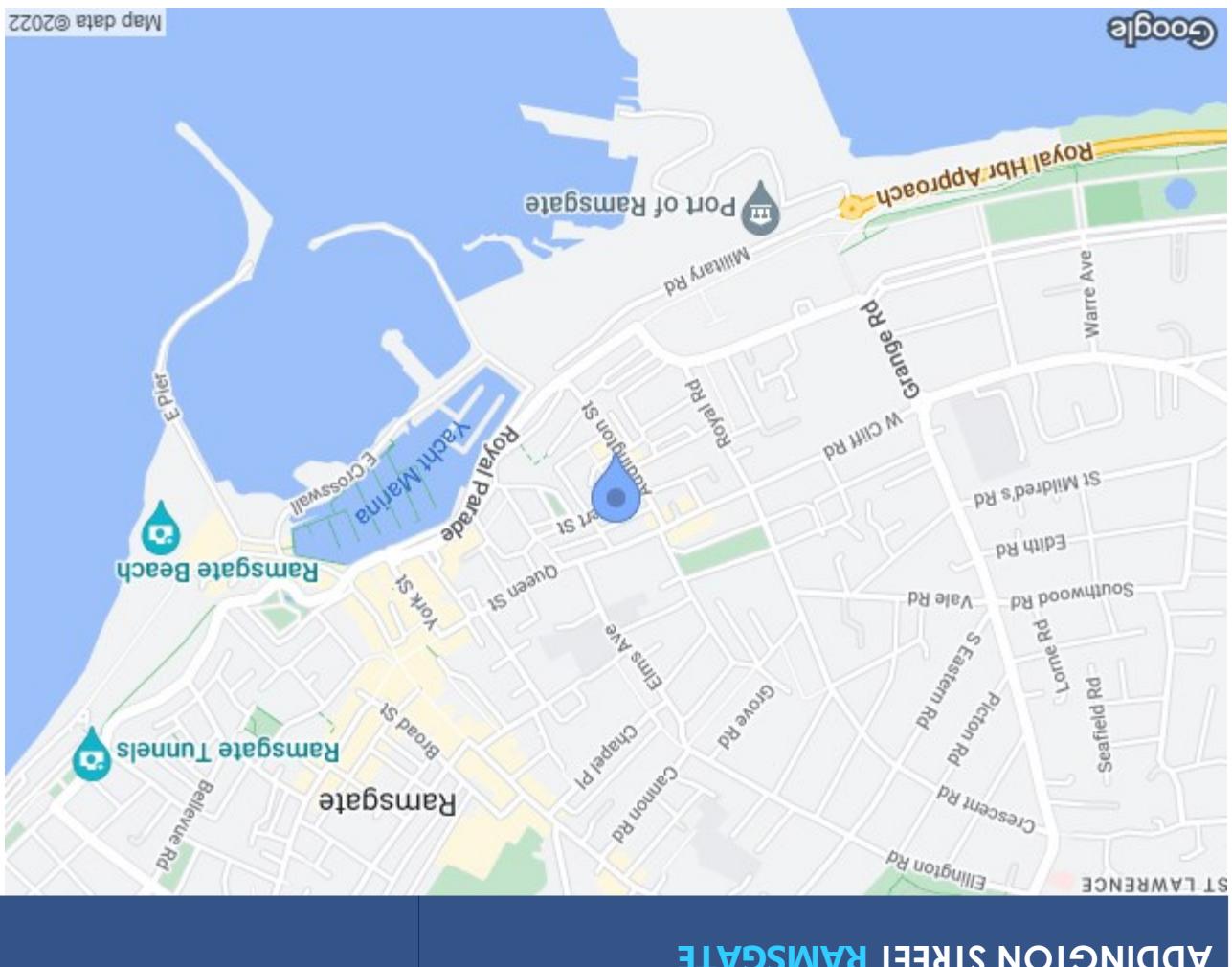


In Compliance with the California Consumer Protection Law, we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures and 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 further details please refer to the freeholder if applicable.



ADDINGTON STREET RAMSGATE



ADDINGTON STREET RAMSGATE

£350,000

- Council Tax Band: B
- Two Double Bedrooms
- Courtyard Garden
- Extremely Popular Location
- Perfect Holiday Home
- Beautifully Presented
- Character Property

ABOUT

Beautifully Presented Home in the Prestigious Addington Street

This lovely end of terrace house, which is Grade II listed and within the Conservation Area, comprises a spacious modern fitted kitchen to the rear with wooden flooring, with a door to the courtyard garden.

To the front of the property is a Lounge complete with a beautiful fireplace. Upstairs the landing leads to two double bedrooms, and a family bathroom. Outside the property to the rear is an enclosed private courtyard laid to decking, with rear access.

Historically Addington Street was Ramsgates first High Street before the main town was established and the street certainly is enjoying something of a renaissance with the opening of Suzy Nina Interiors, The Falstaff Restaurant & Boutique Hotel, Paraphernalia Vintage Store, Vinyl Head Music Cafe and The Queen Charlotte community public house. The area is also something of an Artists Quarter being found popular with creative types of people many who have relocated from London.

Ramsgate town centre and Royal Harbour are within a short walk and the frequent and popular LOOP bus service can be caught from West Cliff Road, ideal to explore the wider area and connect with Westwood Cross and Ramsgates Railway Station which offers a high speed link to London St Pancras.

The property in our opinion would make an ideal home, weekend retreat or an Air B&B - so to view this one off home please call Miles and Barr today!

DESCRIPTION

Entrance

Kitchen 14'08 x 11'09 (4.47m x 3.58m)

Lounge 13'07 x 13'09 (4.14m x 4.19m)

First Floor

Bedroom One 14'00 x 11'02 (4.27m x 3.40m)

Bathroom 7'06 x 6'09 (2.29m x 2.06m)

Bedroom Two 9'11 x 11'06 (3.02m x 3.51m)

External

Rear 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 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.

