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51 Queen Street, Ramsgate, Kent, CT11 9EJ  
01843 570500 e. [ramsgate@milesandbarr.co.uk](mailto:ramsgate@milesandbarr.co.uk)

**miles & barr**  
YOUR PROPERTY AGENT

Energy Efficiency Rating	
100 (most efficient - lowest running costs)	A
95-100	B
80-95	C
65-80	D
50-65	E
35-50	F
20-35	G
1-20 (least efficient - highest running costs)	H

Environmental Impact (CO <sub>2</sub> ) Rating	
100 (most efficient - lowest CO <sub>2</sub> emissions)	A
95-100	B
80-95	C
65-80	D
50-65	E
35-50	F
20-35	G
1-20 (least efficient - highest CO <sub>2</sub> emissions)	H

GROUND FLOOR  
APPROX. FLOOR AREA 31.6 SQ.M. (340 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR AREA 29.5 SQ.M. (317 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 77.7 SQ.M. (836 SQ.FT.)  
Made with Metropix ©2019

2ND FLOOR  
APPROX. FLOOR AREA 16.6 SQ.M. (179 SQ.FT.)

Bedroom  
Bedroom  
Bedroom  
Bathroom  
Landing  
Stairs  
Hallway  
Lounge  
Kitchen/Diner  
Utility Room  
Closet

1 ALPHA ROAD, RAMSGATE



1 ALPHA ROAD  
RAMSGATE

£220,000



- Three Bedroom Semi Detached House
- Period Property
- No Chain
- Cul-De-Sac Location
- Central Location
- Perfect First Time Buy/Investment
- Newly Installed Bathroom

## ABOUT

THREE BEDROOM SEMI DETACHED HOUSE IN CENTRAL LOCATION WITH NO CHAIN!

Miles and Barr are delighted to bring to the market this three bedroom period semi detached home set over three floors, within a quiet cul-de-sac on the west side of town. The location is conveniently close for walking into town or to visit Addington Street via Vale Square to take in some of Ramsgate's fine historic architecture, both the Up Down Art Gallery and a newly refurbished Waitrose are found close by in Elms Avenue. Ramsgate's Royal harbour is south of the town and offers an array of cafes, restaurants and bars to enjoy watching activities in and around the Marina. Ramsgate's railway station is within walking distance and offers a high speed link to St Pancras equally the popular and frequent LOOP bus service can be accessed from Queen Street or Grange Road to get you there or beyond to explore the wider area. There is a convenience store metres away from the house as well as a parade of shops on Grange Road.

The property comprises of an entrance hall, open plan lounge/dining room, spacious kitchen, in addition there is a utility space and a courtyard garden.

Upstairs are two bedrooms and family bathroom. On the top floor there is a further double bedroom. Local schools include Priory Road, Ellington, St Lawrence, Christchurch as well as Chatham and Clarendon House. The property is beautifully presented so to view call Miles and Barr on 01843570500 we are open seven days a week.

## 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.

## DESCRIPTION

Entrance

Hallway

Lounge 13'2 x 10'0 (4.01m x 3.05m)

Kitchen/Diner 11'7 x 10'11 (3.53m x 3.33m)

Utility Room

First Floor Landing

Bathroom

Bedroom One 11'6 x 10'8 (3.51m x 3.25m)

Bedroom Two 11'7 x 8'3 (3.53m x 2.51m)

Second Floor

Bedroom Three 12'7 x 9'0 (3.84m x 2.74m)

Rear Garden

Front Garden

