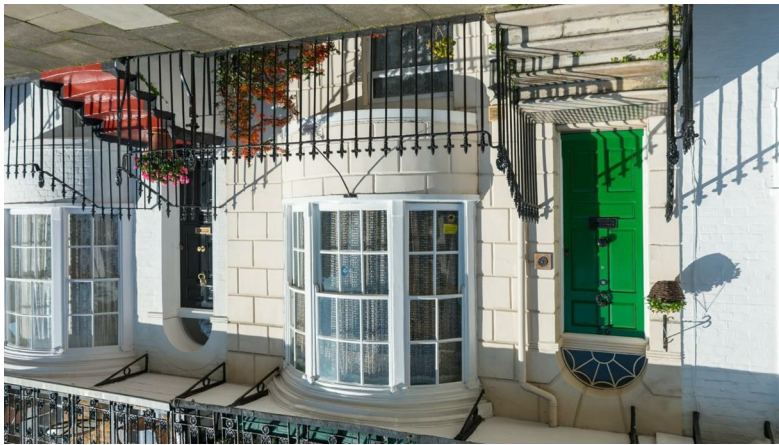


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



23 SPENCER SQUARE
RAMSGATE



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

miles & barr
YOUR PROPERTY AGENT



23 SPENCER SQUARE
RAMSGATE

£475,000

- Three/Four bedroom Georgian Terrace
- Abundance of character and charm
- Sea views
- Balcony
- Two bathrooms
- Conservatory and courtyard 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.

ABOUT

Miles & Barr are privileged to bring to the market this rare opportunity to purchase this Georgian terrace built circa 1839 with views extending across the coastline, nestled in the incredibly sought after after Spencer Square.

Accommodation is arranged over four floors and boasts extremely versatile living with character packed to the rafters. These features include, but are not limited to, feature fireplaces, picture rails, ornate coving and architraves and tall skirting. Starting on the ground floor there is a through lounge/diner with kitchenette to the rear. Venturing downstairs to the lower ground floor there is a wonderful open plan kitchen/dining area which extends into the sun room and out onto the courtyard at the rear. Towards the front there is also a bathroom, bedroom and storage area under the entrance steps. Back up to the first floor there is a family bathroom with claw foot, roll top bath, high level flush Victorian toilet, bidet and separate shower cubicle. to the front there is a formal sitting room with two doors leading the the balcony, in other properties this has been utilized as another bedroom. On the second floor there are a further two bedrooms both generously sized.

Being part of the community in Spencer Square is paramount to the life style and activities arranged in the open gardens in the Square including the yearly gatherings for Barbeques and frequent Gardening activities. Call Miles & Barr today on 01843 570500 to arrange your viewings now!!!

DESCRIPTION

- Entrance
- Ground Floor
- Dining Room w/ Divider 22'11 x 10'9 (6.99m x 3.28m)
- Kitchenette 9'11 x 4'10 (3.02m x 1.47m)
- Lower Ground Floor
- Bathroom 11'7 x 6'8 (3.53m x 2.03m)
- Bedroom 14'0 x 8'0 (4.27m x 2.44m)
- Dining Area & Kitchen 11'3 x 8'2 (3.43m x 2.49m)
- Cellar 9'9 x 5'4 (2.97m x 1.63m)
- Conservatory 10'0 x 9'1 (3.05m x 2.77m)
- First Floor
- Bathroom 11'01 x 9'11 (3.38m x 3.02m)
- Lounge 12'3 x 14'1 (3.73m x 4.29m)
- Second Floor
- Bedroom One 14'1 x 12'2 (4.29m x 3.71m)
- Bedroom Two 11'3 x 8'9 (3.43m x 2.67m)
- External
- Rear Garden
- Front garden with steps to road

