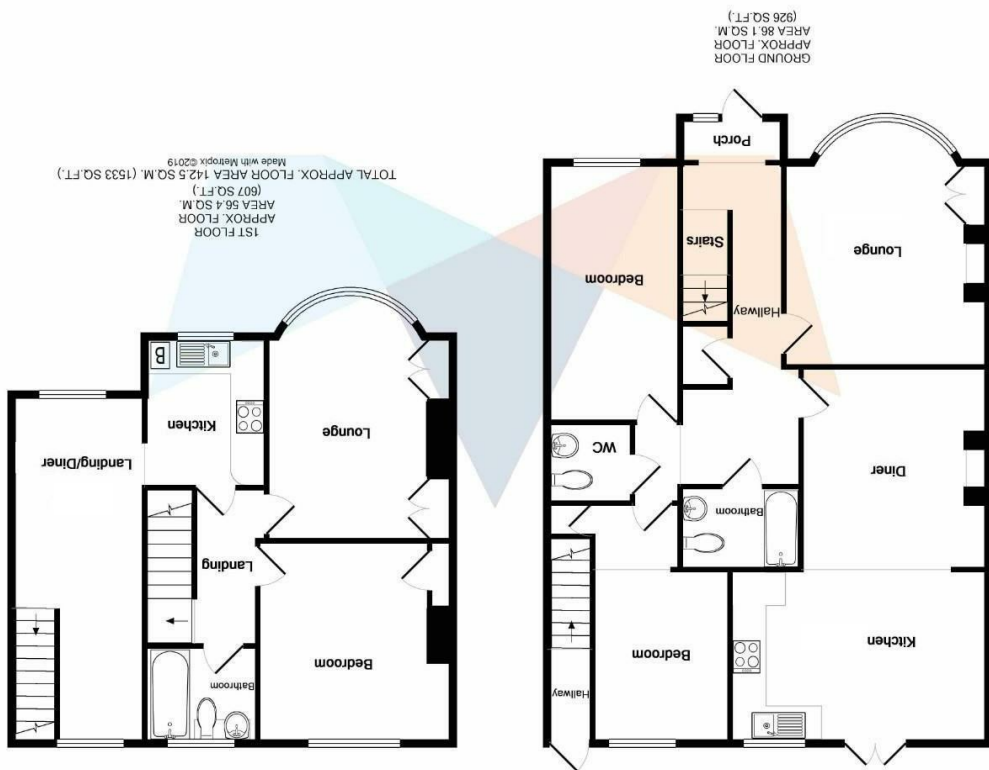


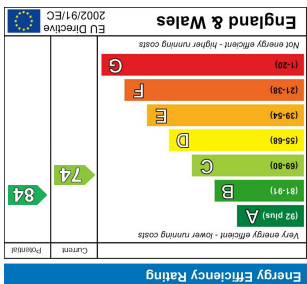
In compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans, as well as 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.milesandbarrow.co.uk/referral-fee-disclosure



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ROMAN ROAD RAMSGATE



- Extended Property
- Currently Arranged as Two Flats
- Off Road Parking
- Generous Garden
- Popular Location
- No Onward Chain
- Suitable as Family Home

LOCATION

Ramsgate is situated to the south of the Isle of Thanet and boasts the country's only Royal Harbour, a status bestowed by King George 1V in 1821. The beautiful Marina, once the starting point for the Little Ships heroic journey to Dunkirk in 1940, is now enjoyed by a vibrant yachting community, and flanked by restaurants, cafes, and quirky independent shops, some set into the arches on the quayside. The town itself is also steeped in history, with a wealth of Grade 11 listed properties, elegant Regency squares and St Augustine's Abbey, the pet project of the architect Augustus Pugin, famed for designing the interior of the Palace of Westminster and Big Ben. With its fascinating network of wartime and smugglers' tunnels, traditional pubs, docks and sweeping sands, Ramsgate has associations with many other well-known figures, including Queen Victoria, Karl Marx, Wilkie Collins, John Le Mesurier and Vincent Van Gogh. The high-speed rail link to London St Pancras has made commuting a viable option from a home by the sea.

ABOUT

Versatile EXTENDED Semi-Detached Home with Off Road Parking!

Miles and Barr are pleased to present this 1930's style semi-detached home situated in the ever popular Roman Road, Ramsgate. This home is ideally situated, within walking distance of local amenities, including Westwood Cross Shopping Centre, good schooling, and excellent transport links via bus and train offering high speed links to London.

This home has a lot to offer with extended living, and would make a lovely family home, but is currently arranged as two flats, comprising; Entrance hallway, lounge, kitchen/diner, two bedrooms, bathroom, and further WC on the ground floor. Upstairs has a double bedroom, lounge, kitchen, and large landing, being used as a dining room and office space. There is a generous rear garden, separated into two, to give each living accommodation private outside space. There is also off parking to the front.

An early viewing is highly recommended in order to appreciate what this property has to offer!

DESCRIPTION

Ground Floor

Entrance Porch

Hallway

Lounge 14'03 into bay x 12'01 (4.34m into bay x 3.68m)

Kitchen 15'04 x 9'01 (4.67m x 2.77m)

Dining Area 11'11 x 10'09 (3.63m x 3.28m)

Bedroom 14'06 x 7'11 narrows to 4'05 (4.42m x 2.41m narrows to 1.35m)

Bedroom 7'08 x 14'08 (2.34m x 4.47m)

Bathroom 7'00 x 5'04 (2.13m x 1.63m)

First Floor

Landing

Lounge 14'06 into bay x 9'02 (4.42m into bay x 2.79m)

Kitchen 8'07 x 7'01 (2.62m x 2.16m)

Bedroom 10'02 x 12'00 (3.10m x 3.66m)

Bathroom 5'06 x 6'07 (1.68m x 2.01m)

Dining/Landing Area 20'11 x 7'05 (6.38m x 2.26m)

Exterior

Parking

Garden

