



- Three double bedrooms
- Parking
- Close to clifftops
- Conservatory
- Two additional reception rooms
- En suite to master
- Covered patio areas

## 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 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 and Barr are delighted to offer to the market this three bedroom home located only a short stroll to the clifftops in Ramsgate. The property boasts an entrance hall, downstairs w.c, kitchen / diner open on to a conservatory and a utility area all on the ground floor. On the first floor there are two double bedrooms a wet room and a separate w.c. There is a master suite to the second floor boasting a 20'6 x 8'11 bedroom and an ensuite wet room. There is also a further reception room to the lower ground floor. Externally there is a decent sized garden with two covered patio areas, there is one allocated parking space that comes with the property too. Call us on 01843 570500 to arrange your viewing.

## DESCRIPTION

Entrance

Lower Ground Floor

Reception Room 18'7 x 15'5 (5.66m x 4.70m)

Ground Floor

Lounge 19'11 x 12'10 (6.07m x 3.91m)

Diner through to Kitchen 12'10 x 9'9 (3.91m x 2.97m)

Kitchen 9'9 x 7'1 (2.97m x 2.16m)

Conservatory 12'11 x 12'2 (3.94m x 3.71m)

First Floor

Bedroom 17'7 x 9'9 (5.36m x 2.97m)

Bedroom 16'10 x 12'10 (5.13m x 3.91m)

Wet Room 6'3 x 5'10 (1.91m x 1.78m)

Second Floor

Bedroom 20'6 x 8'11 (6.25m x 2.72m)

Ensuite 8'2 x 7'10 (2.49m x 2.39m)

External

Rear Garden

