



CHAPEL ROAD
RAMSGATE

OFFERS IN EXCESS OF £365,000

- Council Tax Band - A
- Attractive Rear Garden Landscaped
- Large Decking Area
- Three Bedrooms
- Extended Living Accommodation
- Two Bathrooms
- Must View Family Home

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

SEEING IS BELIEVING - THIS IS A STUNNING EXTENDED FAMILY HOME - MUST VIEW PROPERTY

Miles and Barr are delighted to offer for sale this characterful end of terrace family home located in a popular residential area of Ramsgate, offering an excellent catchment selection to the local schools as well as being positioned to offer easy access to the local shops at St Lawrence.

The property is situated within a little over half a mile of the mainline railway station with its fast link service to St Pancras, and boasts a well presented level of accommodation arranged over three floors boasting large living room that used to be two separate rooms so could easily be switched back to gain an extra bedroom should you wish, then on lower ground floor there is an extended lounge/kitchen/dining room. There are three bedrooms, en suite shower/WC to the master bedroom. Family bathroom/WC, double glazing, gas central heating and rear garden that is landscaped with attractive patio area and raised decked area above the extension.

Absolutely essential viewing via Miles and Barr as the Sole Agent.

DESCRIPTION

Entrance

Lounge 23'25 x 11'57

Kitchen 11'21 x 8'01

Dining Room 13'24 x 23'30

First Floor

Bedroom One 10'12 x 9'72

En Suite

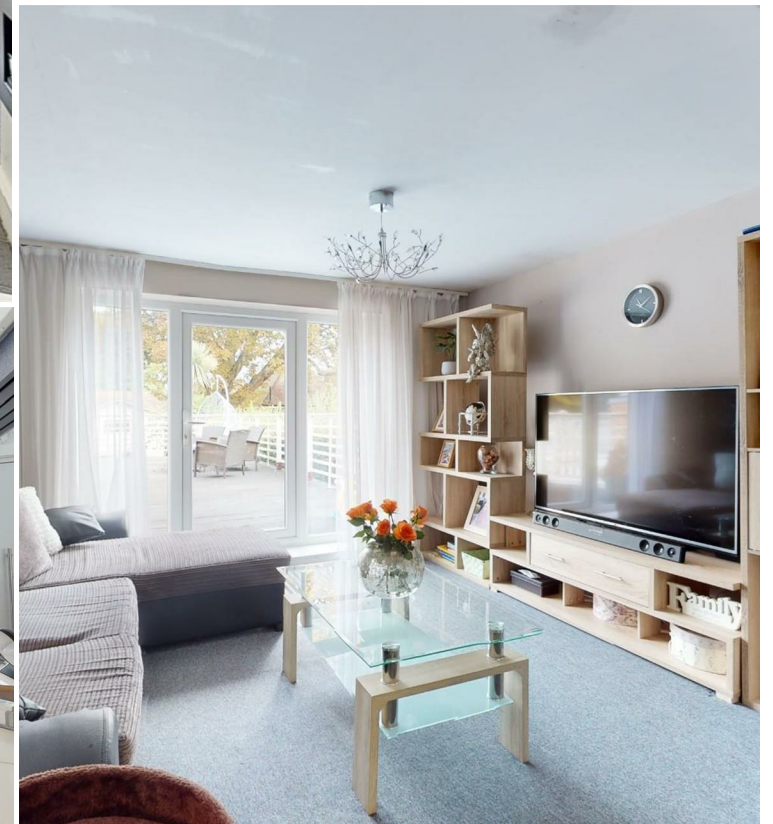
Bedroom Two 10'92 x 8'80

Bedroom Three 11'75 x 8'81

Bathroom

External

Rear Garden



CHAPEL ROAD RAMSGATE



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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:
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