



**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 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

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

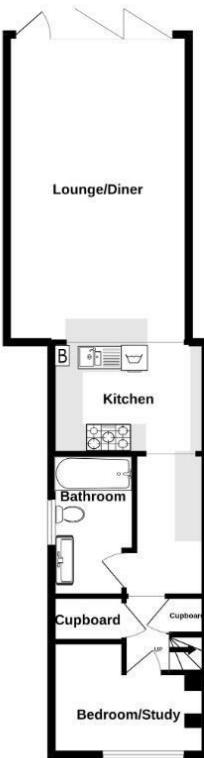
External

Rear Garden

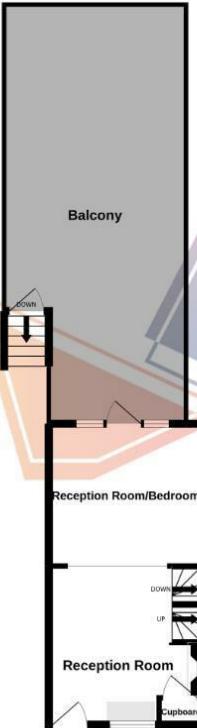


CHAPEL ROAD RAMSGATE

LOWER GROUND FLOOR
56.2 sq.m. (602 sq.ft.) approx.

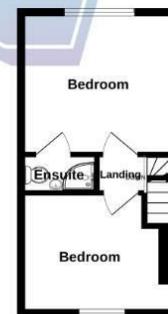


GROUND FLOOR
23.7 sq.m. (255 sq.ft.) approx.



TOTAL FLOOR AREA : 125.9 sq.m. (1355 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their reliability or efficiency can be given.
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1ST FLOOR
22.4 sq.m. (241 sq.ft.) approx.



GARDEN BAR
22.5 sq.m. (232 sq.ft.) approx.



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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	

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