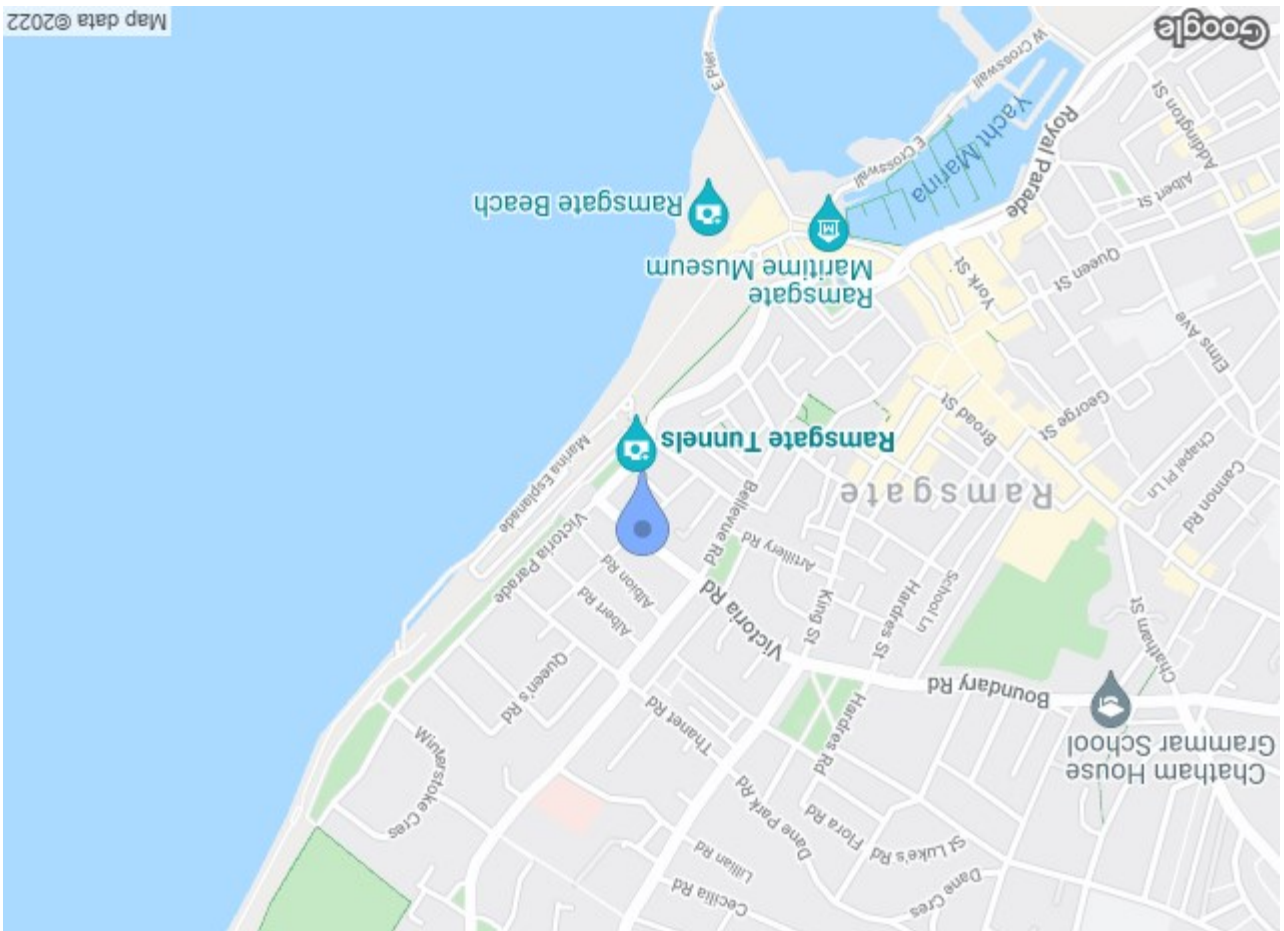


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(92 plus)
B	(81-91)
C	(65-80)
D	(55-65)
E	(45-54)
F	(31-40)
G	(1-20)
Very energy efficient - lower running costs	
Current	Possible
81	81



D'ESTE ROAD RAMSGATE



51 Queen Street, Ramsgate, Kent, CT11 9EL  
01843 570500 e. [ramsgate@milesandbarr.co.uk](mailto:ramsgate@milesandbarr.co.uk)



D'ESTE ROAD  
RAMSGATE

£320,000

- Stunning Sea Views from Every Room
- Two Double Bedrooms
- Share Of Freehold
- Un-allocated Parking\*
- Bespoke Sash Windows
- French Balcony
- Excellent Condition
- Moments from Seafront
- Close to Harbour
- Popular Location

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

STUNNING SEA VIEWS from Every Room with this Two Bedroom Apartment Being Sold With A Share Of Freehold!

Miles & Barr are delighted to offer to the market this unique, fourth floor, two bedroom corner apartment with Share of Freehold on Victoria Parade. Just yards from the building is the seafront, offering beautiful coastal walks in both directions, towards the Royal Harbour and Pegwell Bay or Broadstairs. There are excellent transport links via bus or train, with high speed links to London.

The apartment is accessed via a gated entrance and electronic video entry system, with the choice of lift or stairs. Once inside, this fourth floor home is well beautifully presented, and offers light and airy accommodation throughout. Upon entry there is a hallway with access to each room. At the end of the hallway to the rear of the building is the kitchen/breakfast room with integrated washer dryer and dishwasher, with double windows enjoying the sea views. There are two double bedrooms, both with sea views, and the main with the potential for built in wardrobe space. There's a fully fitted bathroom, and the 'pierre de resistance' being the living room, with stunning sea views and French balcony. The property has newly fitted, high quality, bespoke sash windows, a newly fitted boiler and there is 'first come first served' parking\*.

DESCRIPTION

- Entrance
- Hallway
- Bedroom 9'05 x 8'02 (2.87m x 2.49m)
- Bathroom 6'09 x 6'00 (2.06m x 1.83m)
- Bedroom 18'11 x 8'06 (5.77m x 2.59m)
- Kitchen/Diner 11'08 x 11'01 (3.56m x 3.38m)
- Lounge 11'08 x 15'04 (3.56m x 4.67m)

