

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

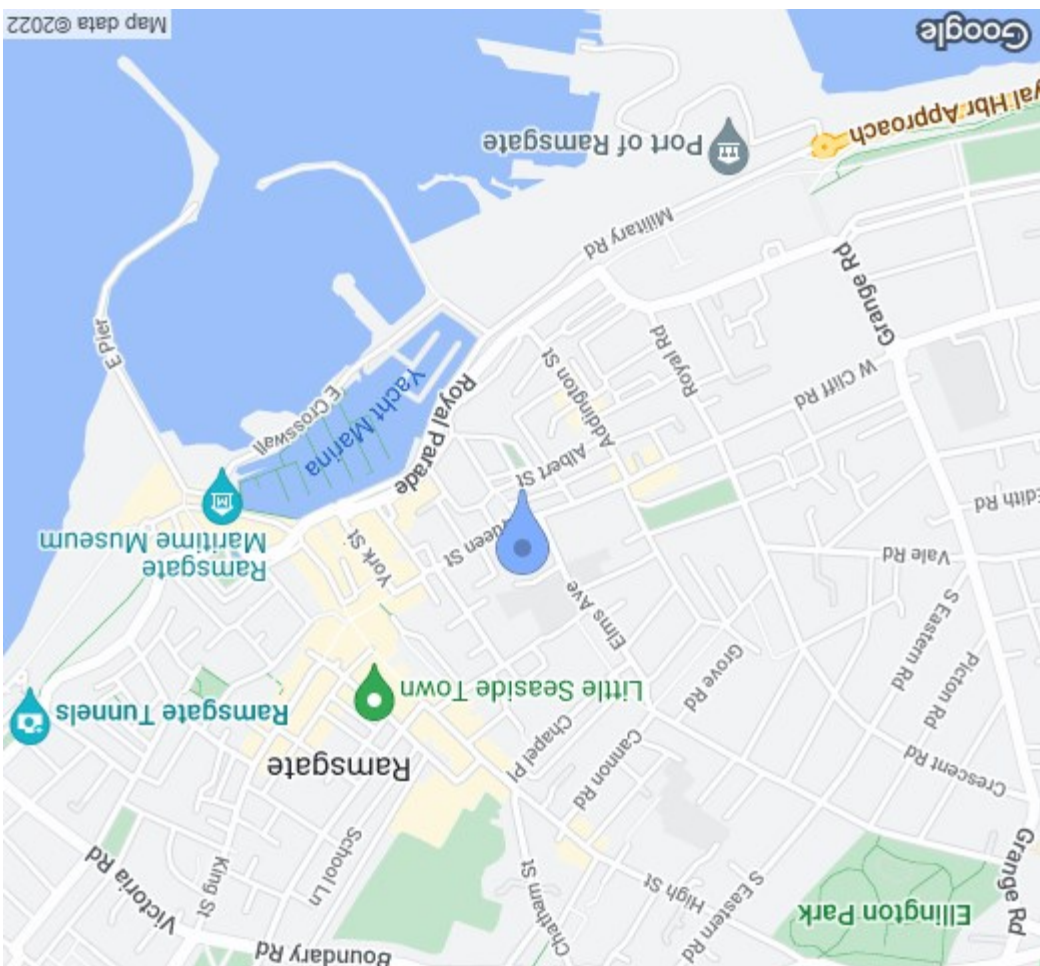


t. 01843 570500 **e.** ramsgate@milesandbarr.co.uk

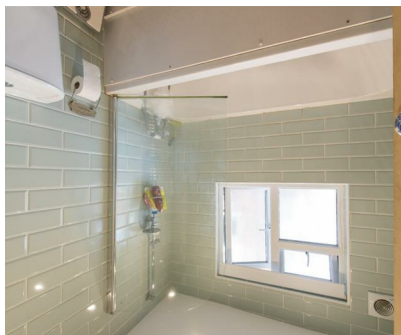
51 Queen Street, Ramsgate, Kent, CT11 9EJ



Energy Efficiency Rating	
Very energy efficient - lower running costs	A
(81-91)	B
(62-80)	C
(55-60)	D
(35-54)	E
(21-30)	F
(1-20)	G
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
Climate	Favourable



ALBERT STREET, RAMSGATE



ALBERT STREET RAMSGATE

£385,000

- Beautiful Character Home
- Town Location
- Moments From Addington Street and Waitrose
- Four Double Bedrooms
- Three Reception Rooms
- Versatile Living
- Courtyard Garden
- Original Features
- Close to Seafront

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

Well Presented Four Bedroom Home in the Heart of Ramsgate!

Miles and Barr are delighted to bring to the market this versatile family home located in Ramsgate town centre. This property is within easy reach of the high street, the sea front and Royal Harbour, great schooling at Junior, Secondary and Grammar levels, plus excellent transport links by road and train, including the high speed link to London, making this home ideally situated for all your needs.

This character home is well presented throughout and offers light and airy accommodation comprising; entrance hall, lounge/diner with the option to close them off to separate each room, family bathroom on the upper ground floor. Downstairs on the lower ground floor is an open plan kitchen/diner/living area, with Island, integrated appliances, a front entrance and storage areas. The kitchen area leads through to a conservatory with separate utility room with WC, and out to a lovely rear courtyard. Upstairs on the first floor is main double bedroom, second double bedroom, and on the second floor is a further two double bedrooms. The rear courtyard offers low maintenance, patio area, with rear access.

Call sole agents Miles & Barr today to arrange your internal viewing!!!

DESCRIPTION

Entrance

Lower Ground Floor

Kitchen/Diner 26'07 x 14'07 (8.10m x 4.45m)

Conservatory 10'00 x 7'04 (3.05m x 2.24m)

Utility/WC 5'09 x 5'05 (1.75m x 1.65m)

Upper Ground Floor

Lounge 11'05 x 14'09 (3.48m x 4.50m)

Diner 11'10 x 9'08 (3.61m x 2.95m)

Bathroom 5'10 x 5'10 (1.78m x 1.78m)

First Floor

Bedroom 15'01 x 12'00 (4.60m x 3.66m)

Bedroom 12'01 x 9'10 (3.68m x 3.00m)

Top Floor

Bedroom 13'03 x 8'06 (4.04m x 2.59m)

Bedroom 13'11 x 6'05 (4.24m x 1.96m)

