

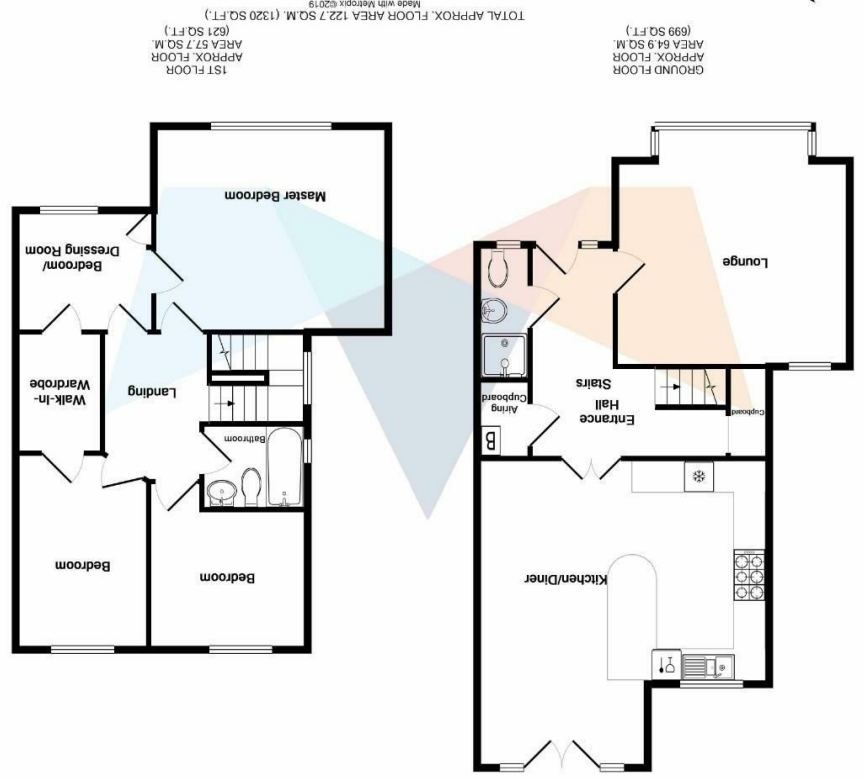
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent energy efficiency - lower running costs	C (55-68)
Decent energy efficiency - higher running costs	D (45-54)
Low energy efficiency - higher running costs	E (39-44)
Low energy efficiency - higher running costs	F (21-38)
Low energy efficiency - higher running costs	G (1-20)
Current	77
Possible	86



51 Queen Street, Ramsgate, Kent, CT11 9EJ
 01843 570500 e: ramsgate@milesandbarr.co.uk



WILLSONS ROAD RAMSGATE



**WILLSONS ROAD
 RAMSGATE**

£425,000

- Modern Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Large Kitchen/Diner
- Good Sized Lounge
- Private Garden to the Rear
- Off Road Parking For Two/ThreeCars
- Close to Local Shops and Bus Routes
- Short Walk to the Royal Harbour and Seafront
- Close to Station

ABOUT

Lovely detached family home - close to the town and sea front. Miles and Barr are delighted to bring to the market this modern property - situated close to local shops and bus routes, and a short walk to the Royal Harbour, sea front and train station. On the first floor there is a large master bedroom, which opens on to a dressing room/bedroom four which has a large walk in wardrobe. There are a further two double bedrooms with family bathroom. On the ground floor there is a good sized lounge, laundry room and shower room coming off the main hall, and a large kitchen/diner which looks out on to the rear garden. The property also benefits from a large boarded loft with access from the first floor landing with room to extend and create a further bedroom (subject to necessary planning consents). The garden has gated side access, and is a good size which is unusual for Ramsgate, with plenty of potential. Planning permission has already been granted (Thanet Planning Portal - FH/TH/20/1268) to build an outbuilding with two studies/offices, games room, loft storage as well as a large roof terrace which would be ideal for entertaining. To the front there is off road parking for two/three cars. The property is in excellent condition throughout and internal viewing is highly recommended.

Note: photos from 2019 - updating photos to follow showing decorative changes to the kitchen, bedroom 2 and rear garden.

LOCATION

Ramsgate is situated to the south of the Isle of Thanet and boasts the country's only Royal Harbour, a status bestowed by King George IV in 1821. The beautiful Marina, once the starting point for the Little Ships heroic journey to Dunkirk in 1940, is now enjoyed by a vibrant yachting community, and flanked by restaurants, cafes, and quirky independent shops, some set into the arches on the quayside. The town itself is also steeped in history, with a wealth of Grade 11 listed properties, elegant Regency squares and St Augustine's Abbey, the pet project of the architect Augustus Pugin, famed for designing the interior of the Palace of Westminster and Big Ben. With its fascinating network of wartime and smugglers' tunnels, traditional pubs, docks and sweeping sands, Ramsgate has associations with many other well-known figures, including Queen Victoria, Karl Marx, Wilkie Collins, John Le Mesurier and Vincent Van Gogh. The high-speed rail link to London St Pancras has made commuting a viable option from a home by the sea.

DESCRIPTION

Ground Floor

Entrance

Hallway

Open plan Kitchen/Diner 19'05 x 18'05 (5.92m x 5.61m)

Shower Room and WC 8'03 x 3'03 (2.51m x 0.99m)

Lounge 15'08 x 15'02 (4.78m x 4.62m)

First Floor

Bathroom 6'06 x 5'05 (1.98m x 1.65m)

Bedroom One 14'10 x 13'01 (4.52m x 3.99m)

Bedroom Two 12'09 x 8'05 (3.89m x 2.57m)

Bedroom Three 10'09 x 9'11 (3.28m x 3.02m)

Dressing Room/ Bedroom Four 8'10 x 7'07 (2.69m x 2.31m)

Exterior

Off Street Parking

Good sized garden

Front Garden

