



Energy Efficiency Rating

Climate: Rural

Very energy efficient - lower running costs	Very energy efficient - higher running costs
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (29-38)	
G (1-28)	

EU Directive 2002/91/EC

England & Wales

Not energy efficient - higher running costs

81

57

Protected

propertymark

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Relocation

PLANNING MEMBER

2020/2021

The Property Ombudsman

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miles & barr

...valuing people, not just property

Map data ©2021

Google

Port of Ramsgate

Royal Esplanade

Warre Ave

St Mildred's Ave

Sailor's Church

St Augustine's Rd

W Cliff Rd

W Crosswall

Yacht Marina

Albert St

Queen St

York St

Royal Parade

George St

Broad St

School Ln

Hardes St

Boundary Rd

Chatham St

S Eastern Rd

A255

Ellington Park

St Lawrence

A255

Seaford Rd

Lane Rd

Southwood Rd

Edith Rd

St Mildred's Rd

Wilsons Rd

Vale Rd

Paction Rd

Crescent Rd

Ellington Rd

7 CRESCENT ROAD, RAMSGATE

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£499,995

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- Period Home
- Versatile Accomodation
- Four/Five Bedrooms
- Two Reception Rooms
- Three Bathrooms
- Off Road Parking
- Open Plan Living
- Wood Burner
- Generous Garden
- Close to Town

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 11 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

Off Road PARKING with this Well Presented Four/Five Bedroom Versatile Home in the Heart of Ramsgate!

Miles and Barr are delighted to bring to the market this beautiful semi-detached period 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.

The home is well presented throughout and offers light and airy accommodation currently comprising; entrance hall, open plan kitchen/diner through to the lounge with bay window, wood burner and lovely wooden flooring throughout the upper ground floor, along with a handy WC. Upstairs on the first floor you will find two good sized double bedrooms, a single currently being used as a home office, with a family bathroom. On the second floor is one large bedroom (previously two) and a further bathroom. The lower ground floor is currently laid out as a one bedroom apartment, with rear access into the kitchen/diner area, into a lounge, separate double bedroom and shower room. Externally the property has off street parking for two cars, whilst to the rear is a lovely private garden, mainly laid to lawn, with patio and decking area and mature shrubs.

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

DESCRIPTION

- Entrance
- Hallway
- Lounge 15'01 x 13'01 (4.60m x 3.99m)
- Kitchen/Diner 12'06 x 11'08 (3.81m x 3.56m)
- WC
- First Floor
- Office 9'02 x 5'01 (2.79m x 1.55m)
- Bedroom 12'06 x 11'10 (3.81m x 3.61m)
- Bedroom 12'05 x 11'08 (3.78m x 3.56m)
- Bathroom 7'02 x 4'08 (2.18m x 1.42m)
- Second Floor
- Bedroom 24'02 x 10'08 (7.37m x 3.25m)
- Bathroom 10'11 x 4'11 (3.33m x 1.50m)
- External
- Off Street Parking
- Rear Garden
- Basement
- Kitchen 12'03 x 10'00 (3.73m x 3.05m)
- Lounge 12'04 x 14'07 (3.76m x 4.45m)
- WC
- Bedroom 14'08 x 12'04 (4.47m x 3.76m)
- Shower Room 5'11 x 4'07 (1.80m x 1.40m)

