



**TOWNLEY STREET**  
**RAMSGATE**

**£285,000**

- Three Bedroom Home
- Set Over Four Floors
- Two Reception Rooms
- Updating Required in Areas
- Period Features
- Courtyard Garden
- Excellent Location
- Moments From 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 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

Plenty of Potential with this lovely home set on a quiet road just a stone's throw away from the seafront!

Miles and Barr are thrilled to bring to the market this three bedroom home set over four floors. Internally the property has character and charm, with original wooden flooring and doors, sash windows, and offers light and airy accommodation comprising of; lounge upon entrance, which benefits from original feature fireplace, bay window and sash windows. Down a couple of stairs is the kitchen which has French doors leading to the low maintenance rear courtyard. On the lower ground is a further reception room, with feature fireplace, storage cupboard and access to the front of the home. Upstairs on the first floor are two double bedrooms, one with wooden flooring and feature fireplace, whilst on the second floor is the bathroom, and double bedroom with feature fireplace.

The property is situated in Townley Street nestled between Spencer Square and Addington Street within the conservation area, very close to the sea front on the desirable West Cliff side of Ramsgate.

Picturesque Addington Street offers independent shops and cafes, Paraphernalia Antiques and Vintage, the cosy Queen Charlotte Pub and the Falstaff boutique hotel. The Royal Harbour Hotel and Empire Room Restaurant are just around the corner. Head east for the short walk to Ramsgate's Royal Harbour to enjoy more cafes, restaurants and bars. Or head west for the coastal walk to the beautiful Pegwell Bay nature reserve.

This has the potential to be a charming home, and set in a popular location it will make an ideal home, holiday home or investment.

Please contact sole agents Miles and Barr to organise your personal viewing appointment today!

## DESCRIPTION

Entrance

Ground Floor

Lounge 13'06 x 13'04

Kitchen 13'06 x 7'10

Lower Ground Floor

Bedroom 13'03 x 10'08

First Floor

Bedroom 13'04 x 7'11

Bedroom 13'06 x 10'10

Top Floor

Bedroom 13'07 x 11'00

Bathroom 12'00 x 7'11







# TOWNLEY STREET RAMSGATE



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>62</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>62</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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