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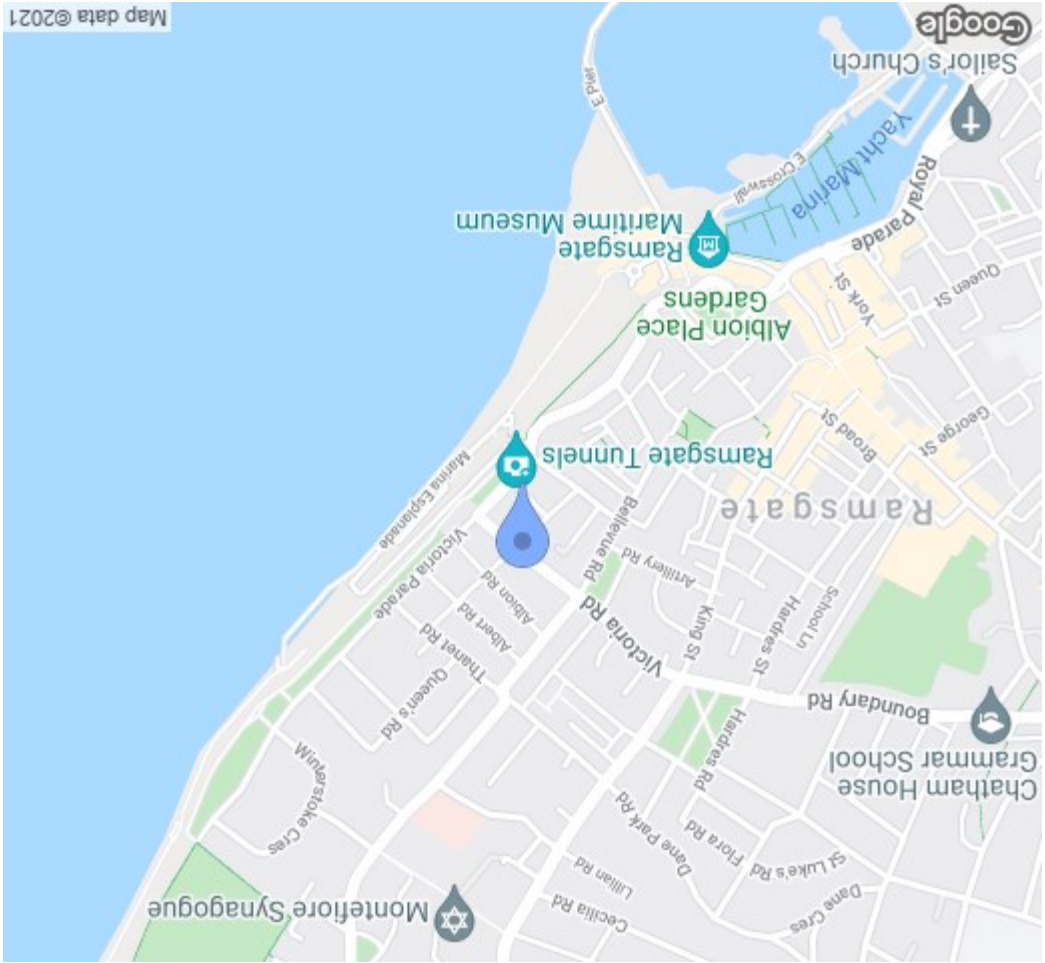


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(43-54)
F	(21-42)
G	(1-20)
Not energy efficient - higher running costs	
39	
83	
Climate	Temperate
Energy Efficiency Rating	



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**miles & barr**  
...valuing people, not just property



VICTORIA PARADE, RAMSGATE



VICTORIA PARADE  
RAMSGATE

£350,000



- Sought after Location
- Seaviews
- Original Features
- 3 Bedrooms
- Gardens
- NO CHAIN

## 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 II 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.

## ABOUT

A PERIOD MASTERPIECE - Set on the Eastcliff of Ramsgate formerly part of Coast Guard Cottages is this end of terrace property. The property was built Circa 1860 by the Admiralty for the coast guards. On offer there are three bedrooms, Lounge, Kitchen, downstairs bathroom, upstairs WC, Central heating and many quaint and original features. There is a spacious loft space with drop down ladder which is boarded and offers a variety of uses. Outside there is a privately owned garden with separate vegetable plot along with a communal green area. With its charm, character and Seaview's as well as its enviable location the property must be viewed.

Please call Miles and Barr today to arrange a viewing.

## DESCRIPTION

Entrance  
Entrance Hall  
Lounge 16'7 x 11' (5.05m x 3.35m)  
Kitchen 9'7 x 7'11 (2.92m x 2.41m)  
Bathroom 6'10 x 4'10 (2.08m x 1.47m)  
First Floor  
Bedroom One 10'11 x 8'10 (3.33m x 2.69m)  
Bedroom Two 8'8 x 7'10 (2.64m x 2.39m)  
Bedroom Three 10'6 x 8'6 (3.20m x 2.59m)  
Separate WC  
External  
Garden to the front  
Communal Garden

