



Avebury Avenue, Ramsgate

  
MILES & BARR  
EXCLUSIVE





# The Red Lodge 2 Avebury Avenue Ramsgate Kent, CT11 8BB



## Description

## First Floor

### Ground Floor

- Entrance Porch

- Entrance Hall

- Lounge  
15'6 x 11'5  
(4.72m x 3.48m)

- Family Room  
12'2 x 11'5  
(3.71m x 3.48m)

- Kitchen  
9'4 x 8'4  
(2.84m x 2.54m)

- Kitchen/Diner  
24'4 x 11'  
(7.42m x 3.35m)

- Utility Room  
6'2 x 4'7  
(1.88m x 1.40m)

- Bathroom

- Garage/Informal Gym  
13'10 x 6'6  
(4.22m x 1.98m)

- Bedroom  
13'5 x 12'11  
(4.09m x 3.94m)

- Bedroom  
15'6 x 11'5  
(4.72m x 3.48m)

- Bedroom  
12'2 x 10'  
(3.71m x 3.05m)

- Bathroom

- Bedroom/Study  
9'9 x 5'4  
(2.97m x 1.63m)

### Exterior

- Front Garden

- Rear Garden



## Property

Located in a highly sought after cul de sac location on the border of Ramsgate and Broadstairs is this spacious detached four bedroom home, ideal for any growing family. The current owner has added a double storey extension to the home whilst there creating a versatile layout maximising the living accommodation.

Set back from the road the property benefits from an entrance porch, to the front there is a good size reception room with gas fire, wooden floors and pictures rails. Behind this is a further lounge with log burner leading into the impressive L shaped open plan kitchen/breakfast room with kitchen island ideal for entertaining and copious work surfaces and storage and patio doors leading to the garden, this really is the hub of the home. Off the kitchen is a utility room, shower room with wc and access to the garage.

To the first floor there is a split landing, to the left is a single bedroom/study perfect for anyone looking to work from home, to the right are three generous sized double bedrooms and a family bathroom with jacuzzi bath.

Externally the property boasts off street parking to the front leading to the garage, the large rear garden is mainly laid to lawn with a variety of trees, shrubs and flowers with a paved seating area to the back.

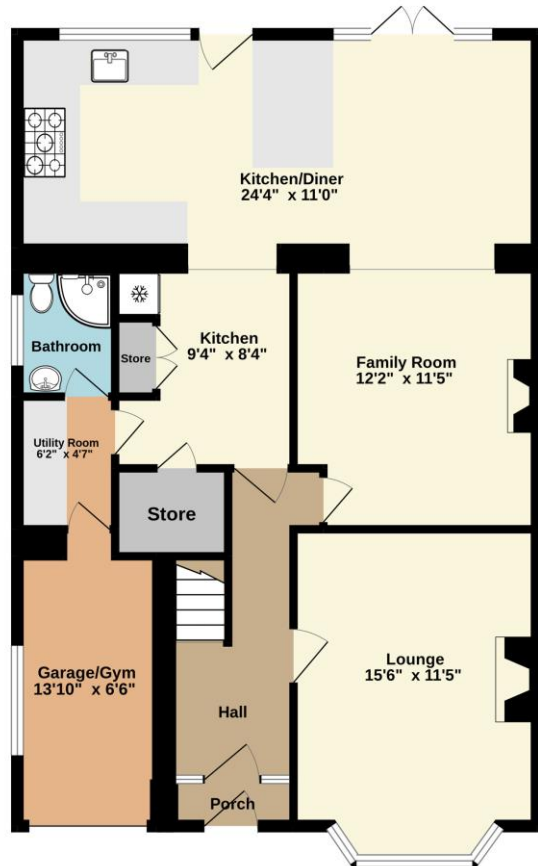


## Location

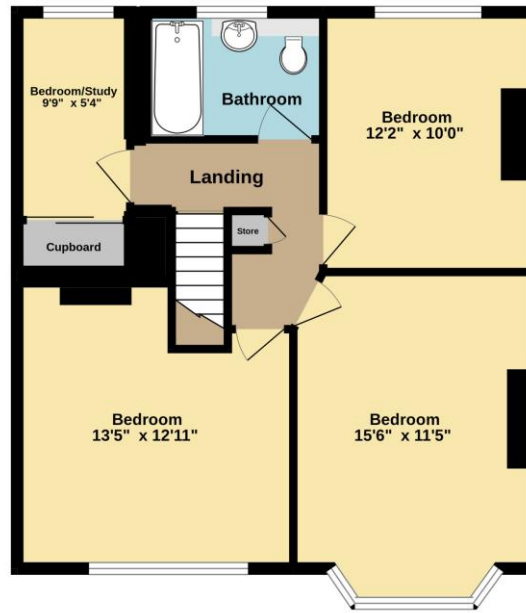
Ramsgate is situated on the southerly aspect of the Isle of Thanet and benefits the country's only Royal Harbour, its status being granted by King George 1V in 1821. The distinctive and beautiful harbour has a vibrant yachting community alongside some commercial activity and was where the Little Ships 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.



GROUND FLOOR  
910 sq.ft. approx.



1ST FLOOR  
631 sq.ft. approx.



TOTAL FLOOR AREA : 1540 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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