



Albert Road, Ramsgate





45 Albert Road
Ramsgate
Kent
CT11 8DW



Description

Ground Floor

- Porch
- Entrance Hall
- Living Room
14'3 x 12'9
(4.34m x 3.89m)
- Dining Room
12'0 x 11'2
(3.66m x 3.40m)
- Kitchen
16'3 x 8'10
(4.95m x 2.69m)

Basement Level

- Cellar
12'4 x 10'0
(3.76m x 3.05m)

First Floor

- Landing
- Bedroom
17'2 x 14'4
(5.23m x 4.37m)

- Bedroom
12'0 x 11'3
(3.66m x 3.43m)

- Bathroom

Second Floor

- Landing
- Bedroom
17'2 x 12'0
(5.23m x 3.66m)
- Bedroom
12'0 x 11'3
(3.66m x 3.43m)

- Bathroom

External

- Rear Courtyard

Property

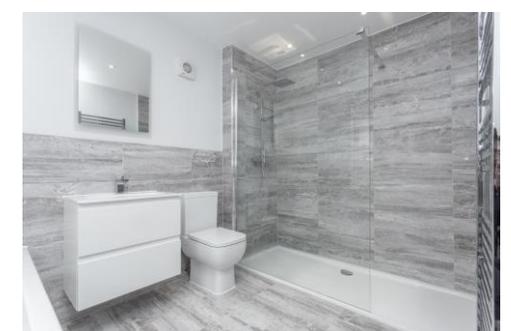
Situated along the ever popular Albert Road is this beautifully renovated semi-detached period home. The property has been stripped back, fully refurbished to a high standard of finish in our opinion, creating a stunning family home. Step through the front door and into the entrance hallway, to the front of the property is a spacious open plan lounge/diner with wooden flooring and open fireplace features. To the rear is a newly fitted, modern kitchen with built-in appliances, underfloor heating and bi-folding doors leading into the garden. The basement gives a generous space perfect for storage. To the first floor the impressive main bedroom has a bay window and the original fireplace and there is a further double bedroom and a family bathroom. The top floor adds a further two double bedrooms, one could be used as a study, ideal for anyone looking to work from home now, and a further bathroom. Both bathrooms have underfloor heating. The property has some views of the sea from the main bedroom and courtyard.

Externally the property has a courtyard rear garden with walled perimeters, mainly laid to patio, ideal for alfresco dining. Just a short walk to the seafront, Royal Harbour and town centre, along with excellent transport links via road and train, this stunning example of a family home is sure to be in high demand. An early internal viewing is highly recommended!



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.





TOTAL FLOOR AREA: 1887 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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