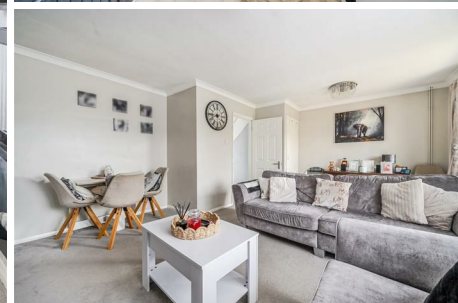


CHRISTOPHER HODGSON



Ramsgate

£265,000 Freehold



# Ramsgate

## *55 Fairfield Road, Ramsgate, Kent, CT11 7BD*

A beautifully presented end of terrace house within a peaceful cul-de-sac, conveniently located for amenities, highly regarded schools, Ramsgate Harbour, and Ramsgate station (1.2 miles), which provides high-speed services to London.

The bright and spacious accommodation is arranged on the ground floor to provide an entrance hall, a contemporary kitchen, and an open-plan living/dining room with a door leading to the garden.

The first floor comprises of three bedrooms (two doubles), two of which benefit from countryside views, and a bathroom.

Outside, the private and secluded garden enjoys a westerly aspect and extends to 38ft (11.58m), incorporating a patio area, a raised decked seating area, and a lawn laid with artificial grass for ease of maintenance. A driveway to the front of the property provides an area of off-street parking.



### LOCATION

Fairfield Road is a desirable location approximately 1.5 miles north of the marina town of Ramsgate and approximately 1.4 miles from Broadstairs. Ramsgate boasts one of the largest marinas on the South coast, as well as a bustling high street, a number of highly regarded bars and restaurants, a Blue Flag Beach and mainline railway station. Broadstairs is an increasingly fashionable coastal town, with a rich cultural heritage. Once an important fishing port in the 18th Century, the town has a wealth of fine period buildings and fisherman's cottages. Charles Dickens was a frequent visitor to Broadstairs, where he wrote David Copperfield at his summer home, Bleak House, which overlooks Viking Bay.

Ramsgate Station provides high speed services to London St Pancras with a journey time of approximately 77 minutes. Cross Channel ferries are available from the port of Dover (19.4 miles) and the Eurotunnel Terminal at Cheriton. The A256 is also easily accessible offering access to the A2/M2 and subsequent motorway network.

### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

### GROUND FLOOR

- Entrance Hall
- Kitchen 10'7" x 8'7" (3.23m x 2.62m)
- Living/Dining Room 17' x 14'6" (5.18m x 4.42m)

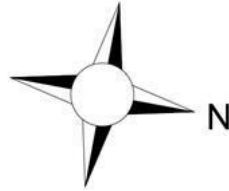
### FIRST FLOOR

- Bedroom 1 11'2" x 10'9" (3.40m x 3.28m)
- Bedroom 2 12' x 11'8" (3.66m x 3.56m)
- Bedroom 3 8'8" x 7'1" (2.64m x 2.16m )
- Bathroom

### OUTSIDE

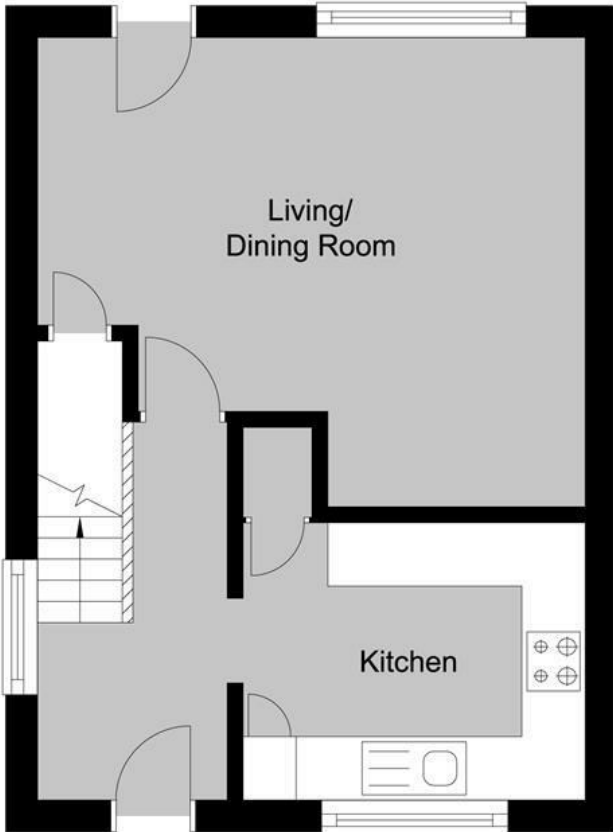
- Garden 38' x 20' (11.58m x 6.10m)





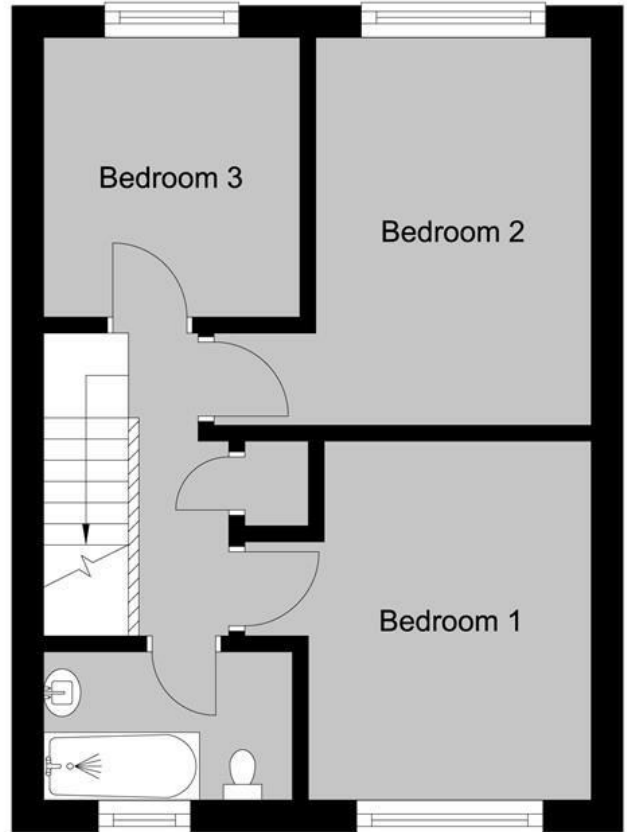
## Ground Floor

Main area: approx. 37.3 sq. metres (401.0 sq. feet)



## First Floor

Main area: approx. 37.3 sq. metres (401.0 sq. feet)



**Main area: Approx. 74.5 sq. metres (802.0 sq. feet)**

**Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,955.03.**

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (Level 1)	A		
Energy Efficient (Level 2)	B		
Decent (Level 3)	C	72	79
Needs Improvement (Level 4)	D		
Needs Improvement (Level 5)	E		
Very Poor (Level 6)	F		
Very Poor (Level 7)	G		

England & Wales  
EPC Directive  
2002/91/EC

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