

CHRISTOPHER HODGSON



Newington, Ramsgate
£350,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Newington, Ramsgate

2 Pinewood Close, Newington, Ramsgate, Kent, CT12 6DH

A well-presented detached family home situated within a peaceful cul-de-sac, conveniently located for amenities, highly regarded schools and Thanet Parkway Station (1.4 miles), which provides high speed services to London.

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, kitchen and a large sitting room open-plan to a dining room with doors leading to the garden. The first floor comprises three double bedrooms and two bathrooms including an

en-suite shower room to the principal bedroom.

Outside, the rear garden extends to 41 ft (12 m) and is predominantly laid to lawn. A driveway to the front of the property provides an area of off-street parking and access to an integral garage.



LOCATION

Newington is a desirable village approximately 1.5 miles west of the marina town of Ramsgate and approximately 7 miles North of Sandwich. 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. The Cinque Port town of Sandwich is one of the best preserved medieval towns in the UK, a thriving market town with individual shops, bars and restaurants and renowned for its golf courses, including the famous Royal St George's, which regularly hosts The Open Championship.

Thanet Parkway Station provides high speed services to London St Pancras via Ashford. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 72 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

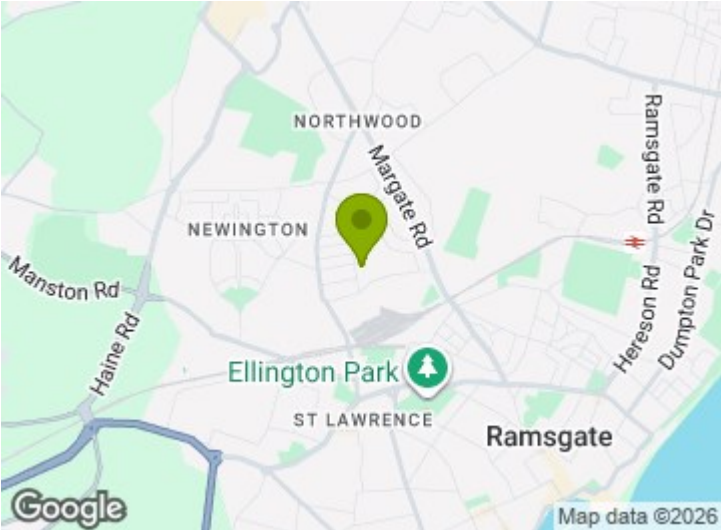
- Entrance Hall
- Sitting Room 13'10" x 9'9" (4.22m x 2.97m)
- Dining Room 10'9" x 9'4" (3.28m x 2.84m)
- Kitchen 9'5" x 8'6" (2.87m x 2.59m)

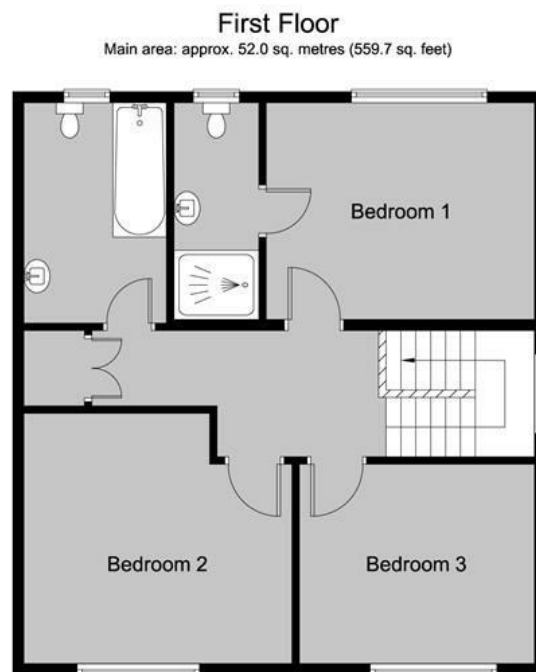
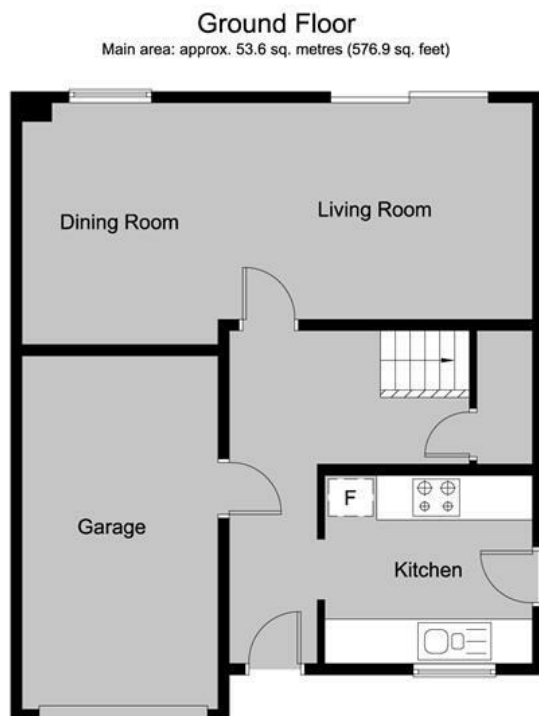
FIRST FLOOR

- Bedroom 1 12'10" x 8'6" (3.91m x 2.59m)
- En-Suite Shower Room
- Bedroom 2 12'5" x 9'9" (3.78m x 2.97m)
- Bedroom 3 11'1" x 10'1" (3.38m x 3.07m)
- Bathroom 10'1" x 6'4" (3.07m x 1.93m)

OUTSIDE

- Garden 41' x 34' (12.50m x 10.36m)
- Garage 18'11" x 8'9" (5.79m x 2.67m)





Main area: Approx. 105.6 sq. metres (1136.7 sq. feet)



Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,415.45.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient (A+)	A+		
Energy efficient (A)	A		
Decent (B)	B		
Below average (C)	C		
Poor (D)	D		
Very poor (E)	E		
Extremely poor (F)	F		
Extremely poor (G)	G		
Energy efficient (A)		76	
Very poor (G)		45	
Energy efficient (A)			76
Very poor (G)			45

England & Wales
EPC Rating: 76/45

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

