

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)

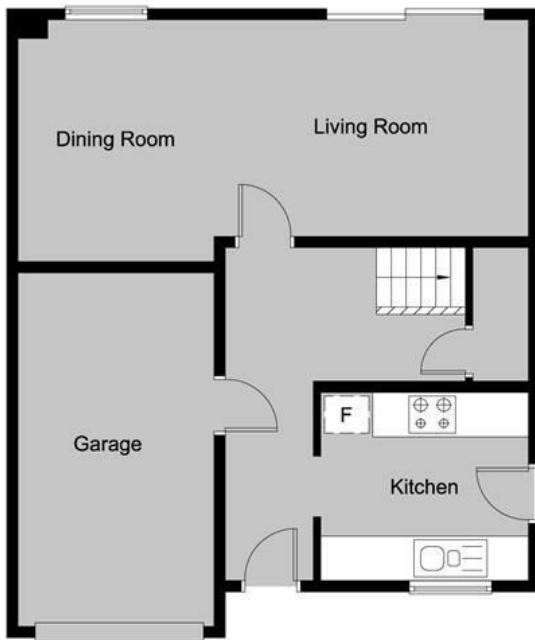
OUTSIDE

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



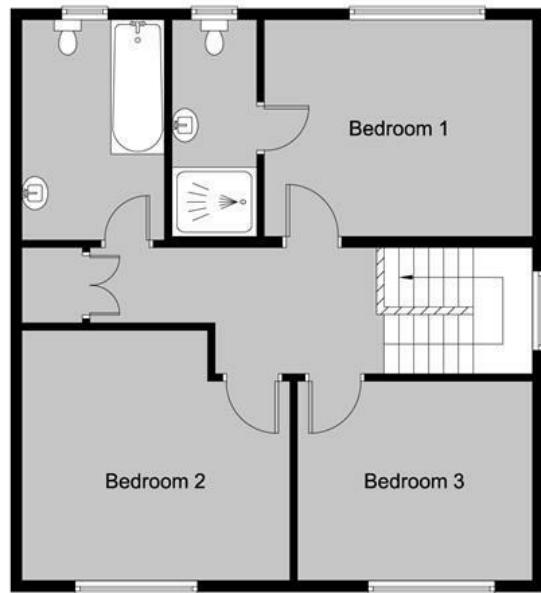
Ground Floor

Main area: approx. 53.6 sq. metres (576.9 sq. feet)



First Floor

Main area: approx. 52.0 sq. metres (559.7 sq. feet)



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.

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Energy Efficiency Rating		Current	Future
Very energy efficient - near zero energy consumption			
Band A			
Band B			
Band C			
Band D			
Band E			
Band F			
Band G			
Not energy efficient - higher running costs			
Energy & Water Efficiency Rating			
Eco Standard: 2009/100/EC			