



**TMS**

ESTATE AGENTS



**London Road, Ramsgate.  
Offers In The Region Of £350,000**



Tucked away on the ever-popular London Road, this charming three bedroom home is a delightful blend of character and modern design. With a driveway offering space for 2-3 cars, plus a handy garage, there's plenty of room for vehicles, bikes, or even a workshop.

Step inside to a welcoming hallway, offering easy access to both the kitchen and the lounge, along with a useful downstairs cloakroom.

To the right, the kitchen sits proudly at the front of the house, with sleek worktops, plenty of storage, and a bright bay window that floods the space with natural light - perfect for morning coffees and busy weekday breakfasts alike.

Across the hall, the lounge is a bright, generous room with French doors at the far end opening onto the garden.

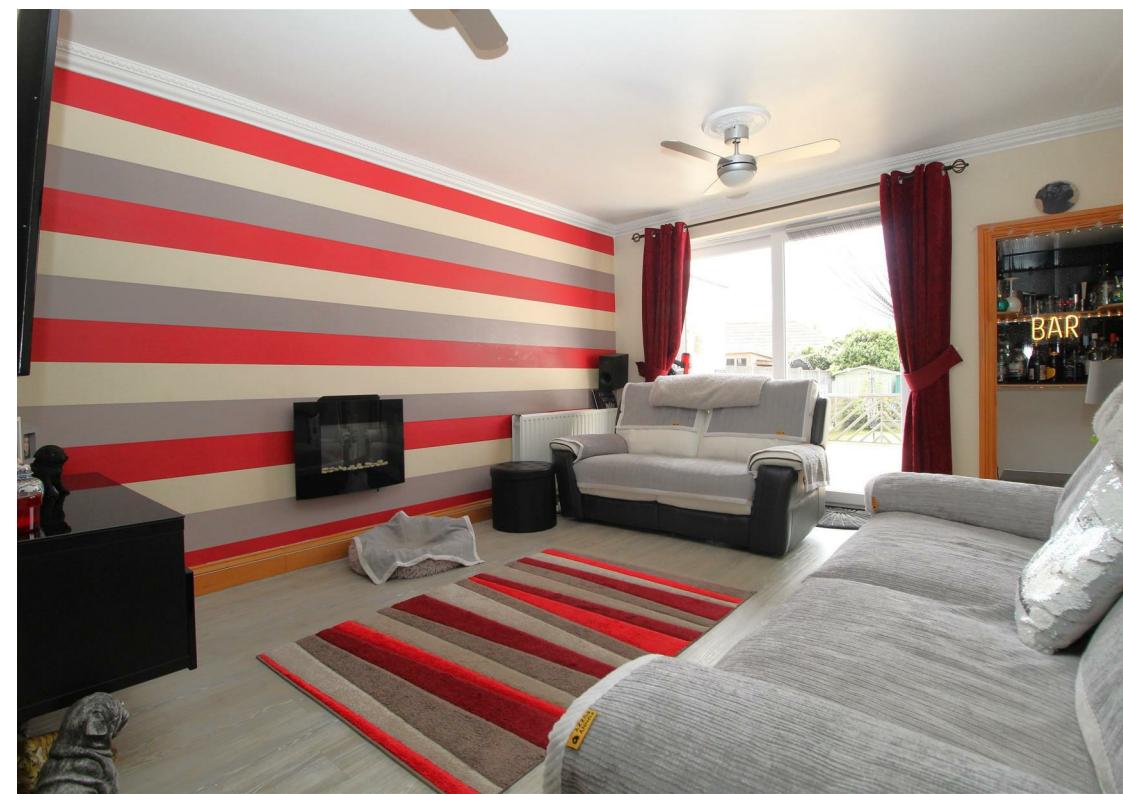
Upstairs, the main bedroom enjoys views over London Road, complete with built-in wardrobes and its own bay window, creating a wonderfully spacious feel. At the rear of the house you'll find the second bedroom, another comfortable double, perfect for family or guests. The third bedroom a snug single, nestled in the middle, would make for an ideal nursery, home office, or reading nook.

The family bathroom is finished with marble-effect panels and a faux wooden trim, featuring both a bath and a separate shower for added luxury.

Step outside and you'll find a lovely decked area for al fresco dining, a long lawn perfect for summer days bordered by a shrubs and a path that leads to a hardstanding area currently used for storage.

A 9-minute walk takes you to Pegwell Bay's seafront, with Ramsgate's buzzing cafés, shops, and harbour close by. Ramsgate Station (0.7 miles) offers direct trains to London St Pancras, while local buses like the LOOP, 9, and 45 are just around the corner. Ramsgate Tunnels, Ellington Park, and the Royal Harbour add plenty to explore.

View your new home with TMS Estate Agents today!  
We're available 7 days a week.





Lounge  
16'7" x 11'8" (5.06 x 3.57)

Kitchen/Dining Room  
14'0" x 11'8" (4.29 x 3.57)

WC  
4'9" x 2'9" (1.45 x 0.84)

## FIRST FLOOR

Main Bedroom  
14'9" x 11'8" (4.50 x 3.57)

Bedroom Two  
11'8" x 10'8" (3.57 x 3.26)

Bedroom Three  
8'8" x 6'4" (2.66 x 1.95)

Bathroom  
8'8" x 6'11" (2.66 x 2.12)

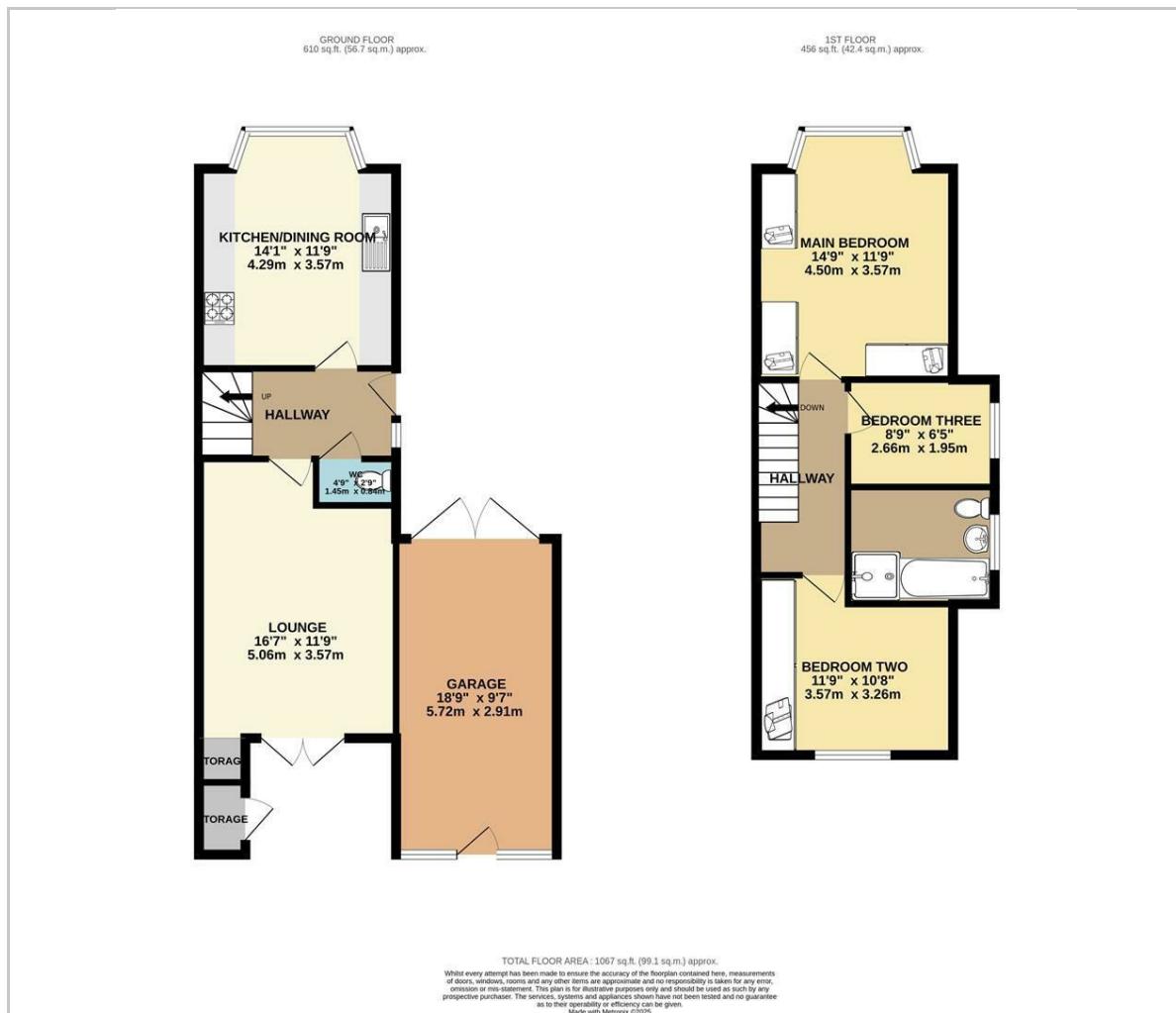
## EXTERNAL

Garage  
18'9" x 9'6" (5.72 x 2.91)

**Identification Checks**  
Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



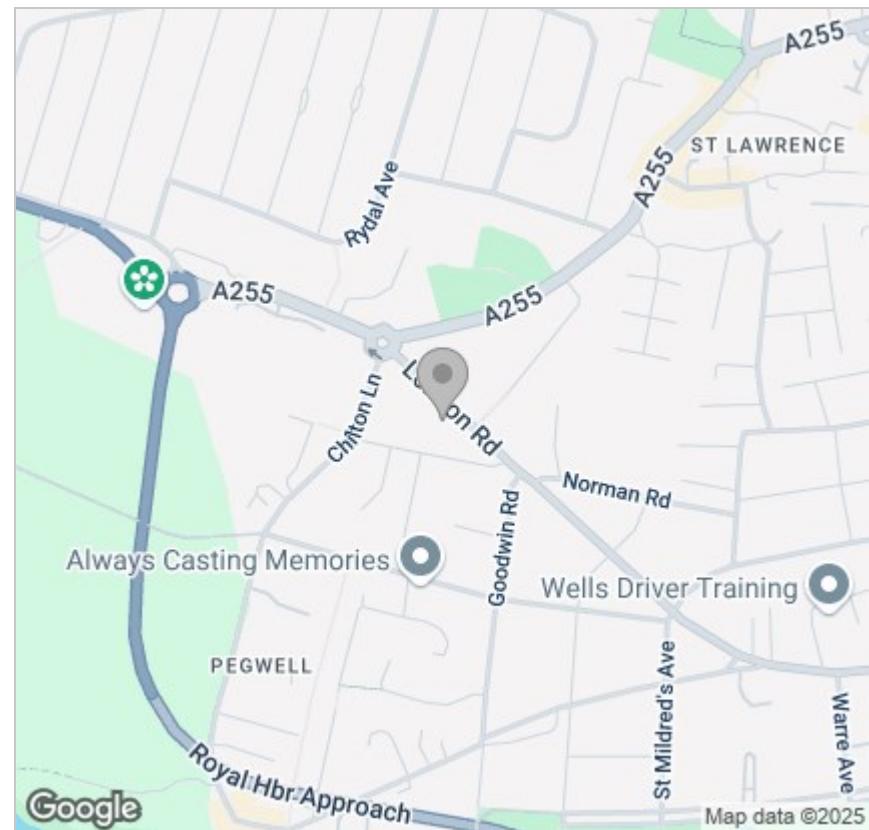
## Floor Plan



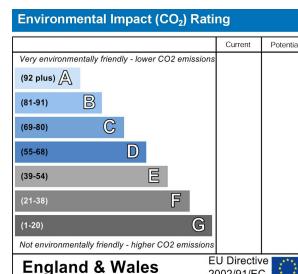
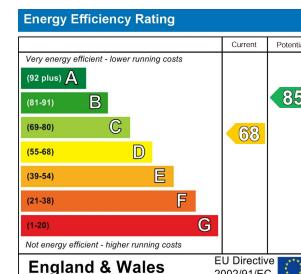
## Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.