



Plot 1, Sion Passage, Ramsgate £ Price on Application



- Three new build homes near Ramsgate Marina
- 10 NHBC Warranty
- Located within conservation area
- Contemporary kitchens with granite work surfaces
- Feature vaulted ceilings on first floor
- Bathroom and separate ground floor cloakroom
- 5 minute walk from Marina, Restaurants and

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

>>> COMING SOON <<<<

New build homes close to Ramsgate Marina & Town Centre. Ideal holiday home, first time purchase or investment. Prices start from £235,000.

Nicely tucked away are these well built homes which are situated in Sion Passage near Ramsgate Marina. Local shops, Royal harbour, Sandy beaches, cliff top walks and town centre are all just a few minutes walk away so you can enjoy numerous shops, bars, cafes and restaurants on your doorstep.

The properties have been well laid out and comprise; a good sized entrance hall with ground floor cloakroom, contemporary kitchen with integrated oven and hob and granite work surfaces. An open aspect lounge / diner with access directly out to the private courtyard garden which captures the sun for many hours on a summers day. A major feature of these well built properties and a credit to the builder are the vaulted ceilings on the first floor which really do give a feeling of open space in the bedrooms and bathroom with Velux windows giving plenty of natural light.

For the commuter, Ramsgate mainline railway station provides a high speed rail link to London St Pancras and local bus routes are all close by including buses to Broadstairs, Margate and Westwood Cross which offers a shopping centre and entertainment including cinemas, casino and restaurants.

We would recommend registering your interest today.

Entrance hall

Cloakroom

Kitchen 3.18m (10' 5") x 2.57m (8' 5")

Lounge / Diner 5.86m (19' 3") x 4.03m (13' 3")

Landing

Bedroom one 5.47m (17' 11") x 2.41m (7' 11")

Bedroom two 3.18m (10' 5") x 2.78m (9' 1")

Bathroom 2.73m (8' 11") x 1.55m (5' 1")

Courtyard garden

**Energy Performance Certificate
To Follow**