



14 Nelson Crescent, Ramsgate  
£950,000

# 14 Nelson Crescent

Ramsgate, Ramsgate

A substantial Grade II listed period home with far-reaching sea views and overlooking the Royal Harbour in Ramsgate. This delightful property is currently being used as a bed and breakfast, but could be converted back into a stunning family home. The main house accommodation is arranged over four floors and currently there are nine bedrooms, all with en-suites and one reception room. There is also a separate one bed apartment in the basement which comprises of a lounge, kitchen area, one bedroom and a bathroom. The apartment also has its own front and rear access.

The property features an enclosed rear garden with a garage to the rear. There are high ceilings and fireplaces to add to the charm of the property and there is a canopied balcony to the front from which to enjoy the views. This really is a great opportunity to create your own design and accommodation and produce a home of your dreams in a prime and highly sought after location.

NOTE The property currently has commercial use .

Sitting comfortably in this land mark terrace this delightful townhouse we believe was built around the late 1700s to early 1800s A short stroll takes you to the Royal harbour ,yacht club and a variety of popular local bars cafes and restaurants. There are numerous independent shops and boutiques to be found. Over recent years Ramsgate has become a popular cosmopolitan location easily accessed with its high speed rail service to London and road links via the Thanet way to the M2

Ramsgate is renowned for its listed buildings and variety of Georgian, Regency and Victorian architecture and is conveniently located within easy





### Ground Floor

Leading to

#### Office

15' 1" x 12' 4" (4.59m x 3.76m)

#### Bedroom

20' 3" x 11' 7" (6.18m x 3.52m)

#### En-Suite

With a shower, was hand basin and toilet

### Basement Level

Leading to

#### Living Room

16' 7" x 15' 4" (5.06m x 4.67m)

#### Bedroom

15' 0" x 11' 7" (4.57m x 3.52m)

#### En-Suite

With a shower, separate bath, wash hand basin and toilet

#### Utility Room

Utility Room

### First Floor

Leading to

#### Bedroom

17' 1" x 15' 3" (5.21m x 4.65m)

#### En-Suite

With a bath, wash hand basin and toilet

#### Bedroom

18' 11" x 11' 6" (5.77m x 3.51m)

#### En-Suite

With a shower, wash hand basin and toilet

#### Bedroom

15' 0" x 5' 7" (4.58m x 1.70m)





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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)