



50 Royal Esplanade, Ramsgate  
£1,000,000

# 50 Royal Esplanade

Ramsgate, Ramsgate

Located on the highly sought after Royal Esplanade overlooking the Channel and Pegwell Bay, this substantial detached home offers a rare opportunity to embrace a luxurious coastal lifestyle. The property boasts five generous bedrooms in the main house, providing ample space for a growing family or visiting guests. The heart of the home is the spacious kitchen / breakfast room, ideal for entertaining and enjoying meals with loved ones. The master bedroom is a serene retreat, complete with an en suite bathroom and a private balcony offering panoramic sea views. Both the master bedroom and kitchen also have the benefit of having air conditioning in too to keep cool for those warmer days.

Elegance and charm emanate throughout the residence, with three reception rooms providing versatile spaces to relax and unwind. For added convenience, there is a detached double garage with an office / playroom and a shower room off of it. The outdoor space is a true sanctuary, with stunning rear gardens featuring a summerhouse, decked area, and a tranquil pond, creating a serene oasis for outdoor dining and entertaining. Whether enjoying a morning coffee on the balcony or hosting a summer barbeque in the enchanting garden, this property offers the perfect balance of indoor comfort and outdoor beauty.

## Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, 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





**Ground Floor**

Leading to

**WC**

With hand basin and toilet

**Living Room**

18' 4" x 14' 0" (5.60m x 4.27m)

**Utility Room**

12' 6" x 7' 3" (3.80m x 2.20m)

**Kitchen/Breakfast Room**

21' 2" x 14' 2" (6.45m x 4.32m)

**Dining Room**

18' 4" x 16' 10" (5.60m x 5.13m)

**Lounge**

21' 5" x 14' 4" (6.54m x 4.38m)

**First Floor**

Leading to

**Bedroom**

14' 2" x 7' 3" (4.32m x 2.20m)

**Bathroom**

9' 5" x 8' 7" (2.88m x 2.62m)

**Bedroom**

14' 2" x 12' 7" (4.32m x 3.83m)

Access to the balcony

**Bedroom**

11' 10" x 9' 3" (3.60m x 2.82m)

**Bedroom/Study**

11' 10" x 9' 1" (3.60m x 2.78m)

**Bedroom**

21' 5" x 14' 4" (6.54m x 4.38m)

Access to the balcony

**Ensuite**





TOTAL FLOOR AREA : 3662 sq.ft. (340.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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