



Charles Bainbridge

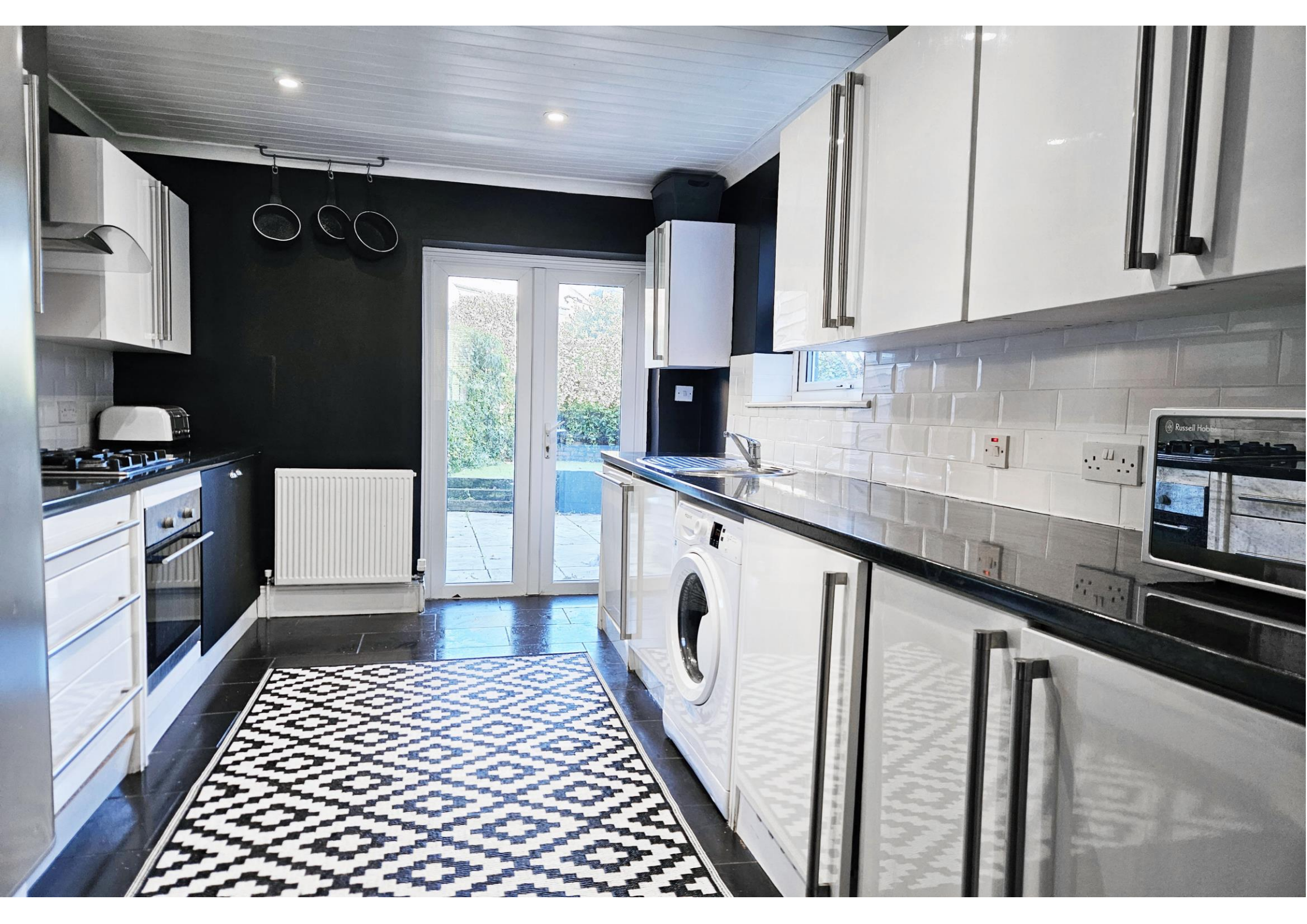


143 Grange Road,
Ramsgate, Kent, CT11 9PT

Offers in Excess
of £385,000







An attractive end-terrace period house offering extensive accommodation arranged over three floors. On the ground floor is a lovely open-plan living space including a sitting room to the front and dining room to the rear with French doors opening into the kitchen which is attractively fitted and in turn overlooks and opens onto the garden. On the first floor are two double bedrooms plus the impressively equipped family bathroom incorporating a freestanding bath and separate shower enclosure. On the second floor are two further bedrooms. The property benefits from double glazed windows and gas fired central heating.

To the rear is an enclosed garden measuring approx. 28ft (8.53m) x 7ft (2.13m) (average) with a paved seating area with steps up to the artificial lawn and a further area to the side. The garden is enclosed by brick and flint walls, there is a timber store, tap, and lighting. A pedestrian gate gives access to the side leading to a pathway to the front.

The property is located in the coastal town of Ramsgate. There is a colourful array of local restaurants and bistros around the Royal Harbour and an impressive range of architecture throughout the town itself providing a fascinating and unique setting. The local coastline is renowned for its sandy beaches and the neighbouring town of Broadstairs provides a quintessentially pretty historic town centre and seafront. There is a vast array of local leisure facilities including the nearby North Foreland Golf Course and The Royal Temple Yacht Club only a few doors down. Ramsgate train station provides High-Speed services to London St. Pancras with a journey time of approx. 1hr 14 mins. The Cathedral City of Canterbury is accessible to the west and offers a wide range of cultural, leisure, and shopping facilities.

Services: All mains services are understood to be connected to the property.

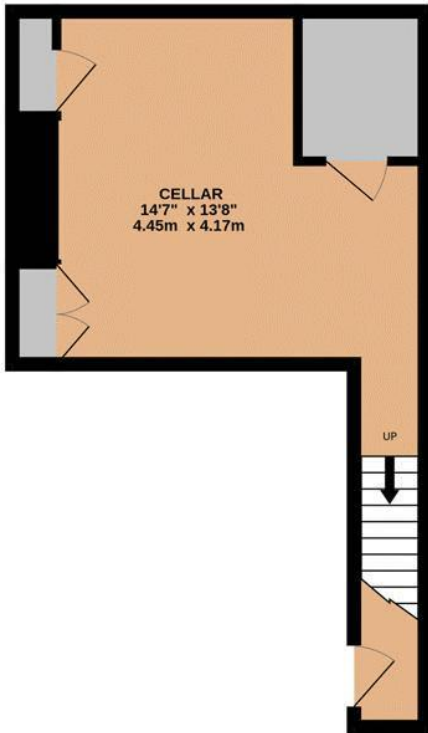
Tenure: Freehold

Council Tax Band: B

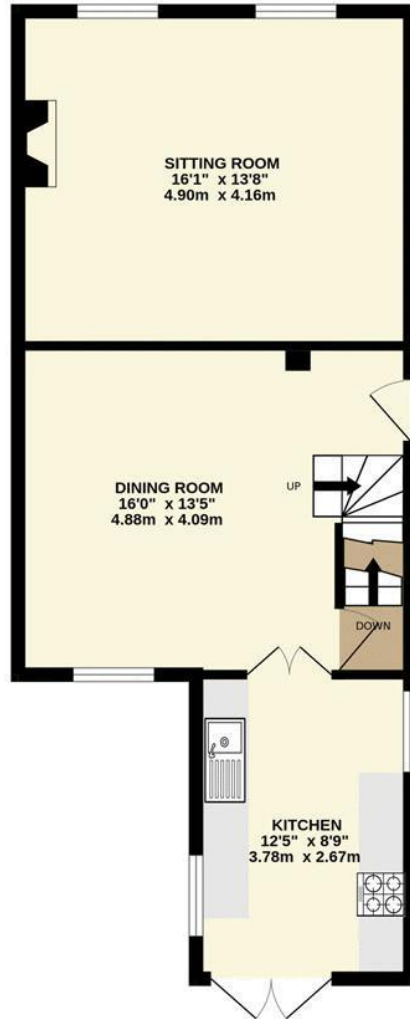
Local Authority: Thanet District Council, PO Box 9, Cecil Street, Margate, Kent, CT9 1XZ.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com

CELLAR
275 sq.ft. (25.6 sq.m.) approx.



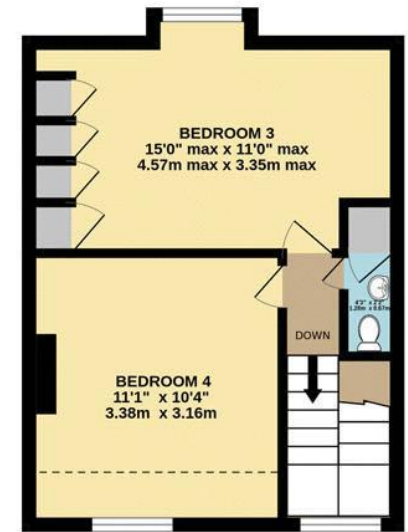
GROUND FLOOR
538 sq.ft. (49.9 sq.m.) approx.



FIRST FLOOR
539 sq.ft. (50.0 sq.m.) approx.



2ND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1650 sq.ft. (153.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	82	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



WORK
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GET
NAKED











Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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