



Charles Bainbridge



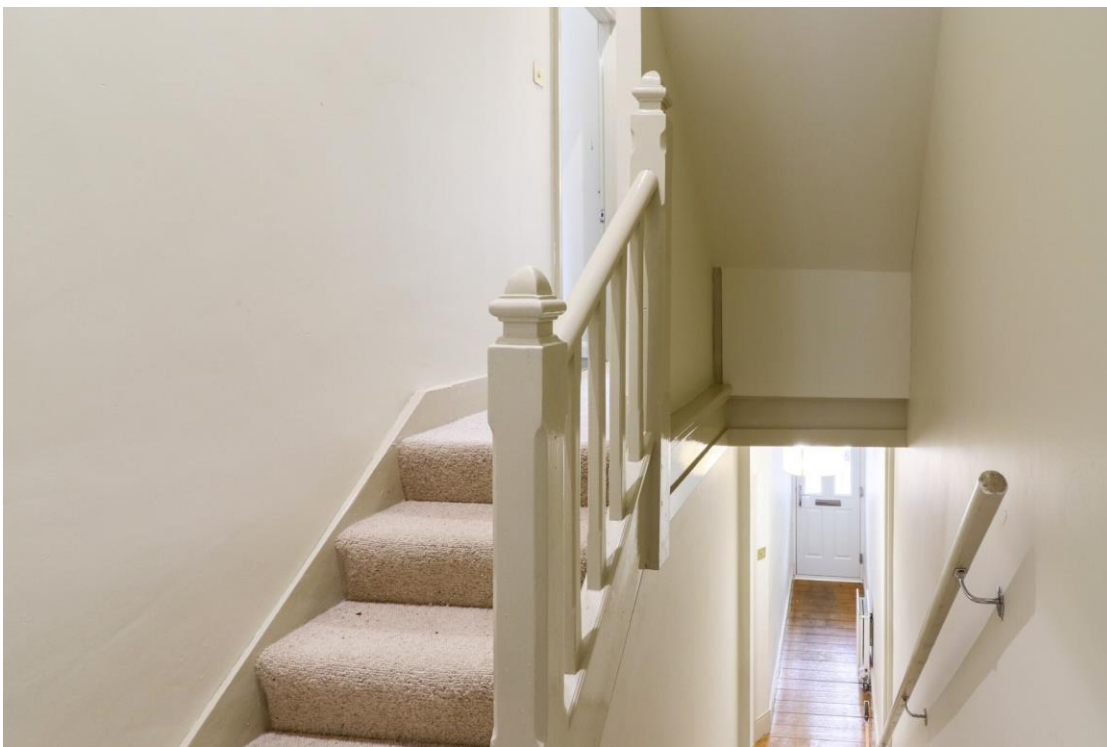
11 Alpha Road,
Ramsgate, Kent, CT11 9QS

Offers in Excess of
£350,000









A delightfully presented house providing spacious accommodation and cleverly combining the interest and character of the building with a contemporary specification with an impressive recent loft conversion with an additional double bedroom and shower room. On the ground floor are two reception rooms, a sitting room to the front with a bay window and an attractive fireplace and a separate dining room with a window to the rear and staircase rising to the first floor. There is also a door accessing the staircase to the basement. Beyond the dining room are an impressive kitchen with bi-fold doors overlooking and opening onto the garden, solid woodwork surfaces and an integral induction hob with an extractor hood over and electric oven. On the first floor are two double bedrooms and an impressively fitted bathroom with a large walk-in shower and feature period fireplace. On the second floor is a substantial third bedroom and attractively fitted shower room. The property benefits from double glazed windows which also boast bespoke fitted shutters.

Externally the courtyard measures approx. 17ft 10 (5.43m) x 13ft 3 (4.04m) with a concrete seating area and lawn, enclosed by solid brick walls with fitted lighting and a further concrete area to the side. To the front is a small front garden with an attractive bespoke planter and a path leads to the open porch and front door.

The property enjoys an enviable setting in a no-through road with easy access to Ramsgate town centre and seafront as well as being situated close to the desirable Vale Square and popular Addington Street. Ramsgate offers a colourful array of local restaurants and bistros around the 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.

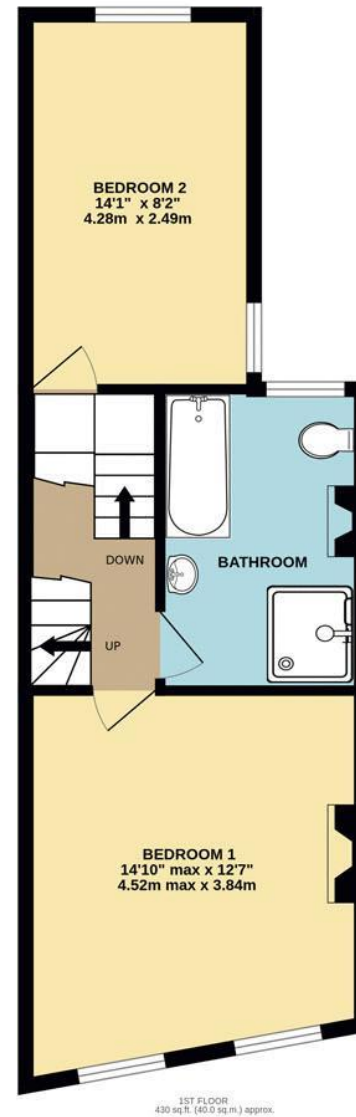
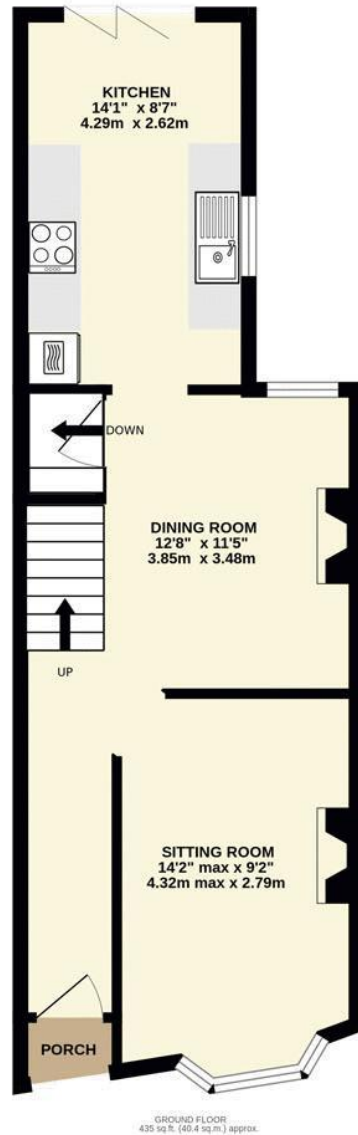
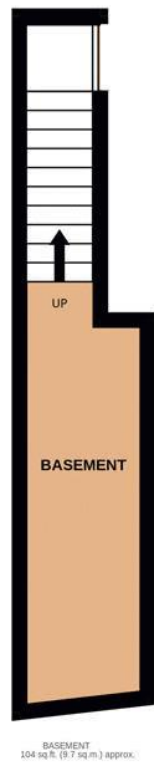
Services: All mains serviced are understood to be connected to the property.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	30	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

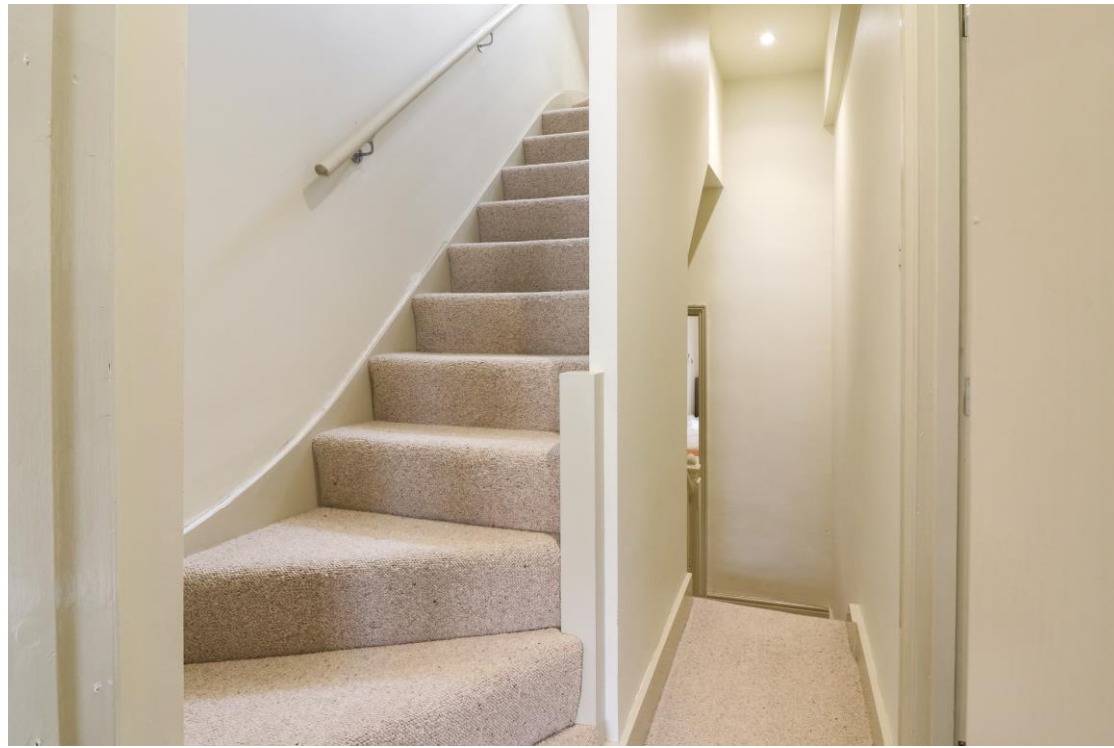
TOTAL FLOOR AREA : 1213 sq.ft. (112.7 sq.m.) approx.

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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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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