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Property brochure



PORTLAND COURT
RAMSGATE
KENT
CT11 8PL

Price: £345,000

6 Bedrooms


2 Receptions

2 Bathrooms

EPC D

Tenure FREEHOLD
Council Tax D



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The Property

Plenty of space for all the family! This detached house at Portland Court, just off King Street in Ramsgate is a new conversion of a former warehouse and is now a large detached house with accommodation over 4 floors. The space can be highly flexible according to your needs! The staircase runs up the middle of the house with rooms off each side on each floor. On the ground floor are two reception rooms, one of which leads on to a large storage area and separate bathroom, opening out to a very large kitchen diner with doors to the side courtyard garden. On the first floor are two double bedrooms and a shower room, and there is a large roof terrace with artificial grass to the rear on this floor. On the top floor are a further two eaves bedrooms. On the lower ground floor are two bedrooms, and from one you can access the extremely large 'cellar' area, which could be converted and used for a variety of needs, for example a cinema room, gym or office space, or a studio. The property is available chain free so call to arrange your viewing!

Location

Portland Court is a small cul-de-sac off King Street in Ramsgate, ideal for easy access to the town centre, the loop bus route & Ramsgate station. The sandy beaches and bars overlooking the Royal Harbour are not far away.

Accommodation

ENTRANCE HALLWAY

LOWER GROUND FLOOR:

Bedroom:	15'5" (4.70m) x 8'6" (2.59m)
Bedroom:	15'0" (4.57m) x 19'3" (5.87m)
'Cellar' space:	21'0" (6.40m) x 19'0" (5.79m)

GROUND FLOOR:

Reception 1:	14'5" (4.39m) x 12'3" (3.73m)
Bathroom	
Kitchen/diner:	19'1" (5.82m) x 17'2" (5.23m)
Reception 2:	14'3" (4.34m) x 10'9" (3.28m)

FIRST FLOOR:

Bedroom:	12'4" (3.76m) x 12'1" (3.68m)
Bedroom:	7'9" (2.36m) x 7'9" (2.36m)

Shower room

Roof terrace

SECOND FLOOR:

Bedroom:	11'6" (3.51m) x 11'1" (3.38m)
Bedroom:	11'6" (3.51m) x 11'1" (3.38m)

N.B The property is currently not registered for Council Tax but the last known band was D

No parking



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Key Features

- 4/6 bedroom detached house
- Newly converted
- Accommodation over 4 floors
- Courtyard garden & roof terrace
- Town centre location
- No chain

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0022530/20230920/KWDP



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