

4 ROYAL ROAD  
RAMSGATE

 Oakwood homes

 **Oakwood**<sup>®</sup>  
Prestige & Country

4 ROYAL ROAD | RAMSGATE | KENT | CT11 9LE

 5  2  3  1.2 miles



Seafront living at its best! This prestigious Grade II listed house in a conservation area, sits in a Regency terrace designed by Mary Townley who designed several terraces and buildings in Ramsgate and was one of England's earliest female architects. The house has been lovingly refurbished over recent years to combine the beautiful original features with the benefits of modern day living. The accommodation is over 5 floors and can be used to suit your needs. The lower ground floor is the entertaining area of the house, and has its own front door with a dining room to the front with a log burner and the bright kitchen to the rear leading to the utility area.

The ground floor has an impressive front to back reception room brimming with features including an open fireplace, sea views from the bay window, stripped floors and high ceilings. This floor has a laundry area with a door to the rear garden and a shower room. The first floor is home to the master bedroom with balcony and sea views, and a large en-suite bathroom, there is also a room to the rear which is currently used as a dressing room but could also make an ideal study or nursery.

The second floor is host to another large double bedroom and large family bathroom, and there are a further 2 double bedrooms on the top floor. There is a pretty walled garden to the rear which attracts the afternoon and evening sun. Parking is on road with no restrictions or permits required and the house has a high speed broadband connection. Call to view to appreciate all this beautiful home has to offer!



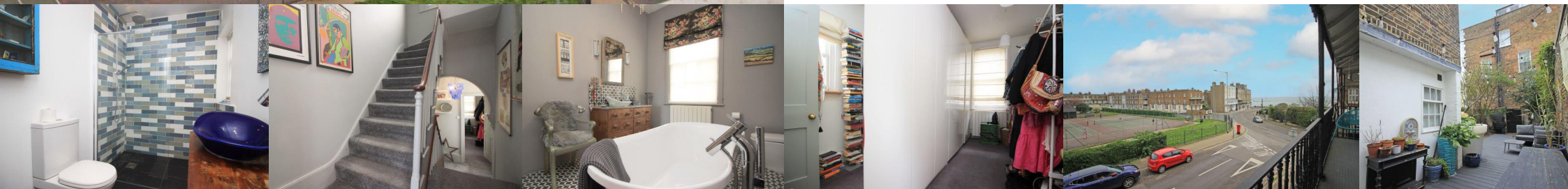


- STUNNING GRADE II LISTED HOME
- REGENCY TERRACE ARRANGED OVER 5 FLOORS
- SEA VIEWS FROM FRONT WINDOWS
- MODERN STYLING WITH PERIOD FEATURES
- CLOSE TO ROYAL HARBOUR AND SEAFRONT
- NO ONWARD CHAIN



## LOCATION

With its resplendent Marina and wide promenades and parks Ramsgate has a long history as a popular seaside resort. Today the town is a bustling hive of activity and offers a wonderful seaside location with strong road and rail links to London facilitating many to move out of the capital and still have access to work. From the nature reserve at Pegwell Bay in the West through to Ramsgate Sands the coastline offers a variety of outlets whatever your interests.





**Lower ground floor**

Additional separate entrance via steps down from ground floor

Dining room: 16'2" (4.93m) x 13'5" (4.09m)  
 Kitchen: 13'0" (3.96m) x 11'0" (3.35m)  
 Utility area: 9'9" (2.97m) x 6'10" (2.08m)  
 Cellar to front  
 Cellar to rear

**Ground floor**

Reception room: 18'6" (5.64m) x 12'5" (3.78m)  
 Shower room: 7'10" (2.39m) x 5'5" (1.65m)  
 Laundry area

**First floor**

Bedroom 1: 16'6" (5.03m) x 13'6" (4.11m)  
 Balcony  
 En-suite: 11'9" (3.58m) x 9'8" (2.95m)  
 Bedroom 2: 12'5" (3.78m) x 7'0" (2.13m)

**Second floor**

Bedroom 3: 16'7" (5.05m) x 13'6" (4.11m)  
 Bathroom: 10'5" (3.17m) x 10'1" (3.07m)

**Third floor**

Bedroom 4: 16'6" (5.03m) x 10'10" (3.30m)  
 Bedroom 5: 12'6" (3.81m) x 12'4" (3.76m)

**Material Information:**

Property is Grade 2 listed  
 There is on street parking

**Agents note**

None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition.

**EPC Rating** D  
**Council Tax Band** D  
**What3Words** ///swatted.campus.libraries  
**Guide Price** £740,000



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Oakwood Prestige & Country for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.



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