

Property brochure



BELMONT HOUSE
2B PEGWELL ROAD
RAMSGATE
KENT
CT11 0GD

Price: £400,000

3 Bedrooms


1 Reception

2 Bathrooms

Allocated Parking

EPC C

Tenure LEASEHOLD
Council Tax C

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The Property

Stunning house in exclusive gated development! The original Belmont House was built in 1795 and has had several distinguished visitors over the years including Queen Victoria. In 2003 Belmont House was converted into Westcliff Park, an exclusive gated development with a mixture of new build cottages, stable conversion and the main house was converted into luxury apartments & houses. This property in Belmont House is a 3 bedroom house with views across the communal gardens to the seafront on Ramsgate's Western Esplanade. This beautiful house has a fully integrated kitchen complete with a dishwasher, washing machine, fridge/freezer, oven and hob. There is also a great range of units, ideal for those who want to move straight in. The bathroom also has high quality fixtures and fittings as does the en-suite shower room. The development has lovely communal grounds which overlook Pegwell Bay and there is an allocated parking space as well as visitors parking. There are 102 years remaining on the lease, service charge £1908 PA, ground rent £120 PA with no plans to increase. It is understood the property has an FTTC internet connection, and is available with no onward chain.

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Location

Belmont House forms part of the exclusive West Cliff Park development on Ramsgate's West Cliff and is a short walk through the grounds to the Western Esplanade, from where you can walk along the cliff tops towards Pegwell Bay or Ramsgate Harbour and main sands.

Accommodation

Hallway leading to front door

Hallway

Kitchen 10'2" (3.10m) x 8'8" (2.64m)

Living Room 18'2" (5.54m) x 16'8" (5.08m)

WC

Bedroom 13'2" (4.01m) x 10'7" (3.23m)

En-suite

Bedroom 10'5" (3.18m) x 7'11" (2.41m)

Bedroom 16'8" (5.08m) x 15'7" (4.75m)

Bathroom

Outside:

Private patio

Communal gardens

Allocated parking space

Visitors parking



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Oakwood homes®
putting people first

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Key Features

- Exclusive gated development
- West Cliff location
- 3 bedroom house
- Sea views
- Allocated & visitor parking
- No onward 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. RAM0023653/240703KLCW



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