



Flat 1, 26 Albion Hill, Ramsgate, CT11

Guide Price £375,000



Alexander Russell
your personal estate agent

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Discover coastal living at its finest with this exceptional seafront apartment, situated in a beautifully converted Georgian Grade II listed building in Ramsgate. Enjoy breathtaking views over the Royal harbour and the tranquility of the sea right from your doorstep.

This unique split-level property spans the upper and lower ground floors, combining classic architectural features with modern living. The interior has been tastefully decorated to a very high standard, offering a ready-to-move-in home that's sure to impress.

The spacious lounge is a highlight, featuring a grand bay window that fills the room with natural light and a stunning feature fireplace that adds character and warmth. It's the perfect space for relaxing and entertaining, with the serene backdrop of the sea enhancing every moment.

The kitchen is thoughtfully laid out, providing ample storage units and a comfortable dining area. It serves as a practical yet inviting space where functionality meets style. French doors in the main front bedroom open directly to the outdoors, offering a delightful connection to the seafront atmosphere. This bedroom, along with a second double bedroom and a modern bathroom and shower room on the lower ground floor, ensures that comfort and style go hand-in-hand.

Step outside to find a charming rear courtyard garden, an ideal retreat for peaceful outdoor relaxation or a morning coffee in the fresh sea air.

Located on the desirable East side of town, this apartment offers convenient access to the vibrant town centre and the historic Ramsgate Royal Harbour. Whether as a luxurious seaside residence or a holiday home, this property promises a lifestyle of ease and elegance. Offered to the market with no onward chain, this is a rare opportunity to own a piece of Ramsgate's heritage with all the comforts of contemporary living.





Don't miss out on this exquisite home where every day feels like a holiday.

Ramsgate is a friendly and popular Kentish seaside town with spectacular sandy beaches and a laidback vibe. The coastline faces South with its Royal Harbour and stunning Marina, Ramsgate has a thriving café culture and plenty of restaurants, shops, galleries and places of interest to visit. There are a number of well-regarded schools including grammar schools. The train station has regular and high-speed services to London and the town is well connected for road commuters also.

UPPER GROUND FLOOR -

Living Room - 4.52m x 4.22m (14'10" x 13'10")

Kitchen - 4.09m x 3.61m (13'5" x 11'10")

Landing

LOWER GROUND FLOOR -

Hallway

Bedroom One - 5.36m x 4.44m (17'7" x 14'7")

Bedroom Two - 3.33m x 3.12m (10'11" x 10'3")

Bathroom - 2.51m x 1.7m (8'3" x 5'7")

Shower Room - 3.45m x 1.09m (11'4" x 3'7")

EXTERNAL -

Courtyard

Store/ Shed

TENURE -

Leasehold with 150 years remaining

Ground Rent £40 PA

Owners comments about charges -Charges are minimal. There are no maintenance or services charges as such. Any spend is agreed with the freeholder and shared as per our split, which is 3/8.





We pay towards building insurance which is typically around £100-150 PA.

No restrictions that I know of. We have a dog and we allow pets for the holiday lets. We had the outside all redone a few years ago which was the last big spend.

COUNCIL TAX -

Thanet District Council

Band - N/a

Holiday Let/Accommodation/Short-Term Let

Other Than CH01

LISTED BUILDING -

Grade II

EPC RATING -

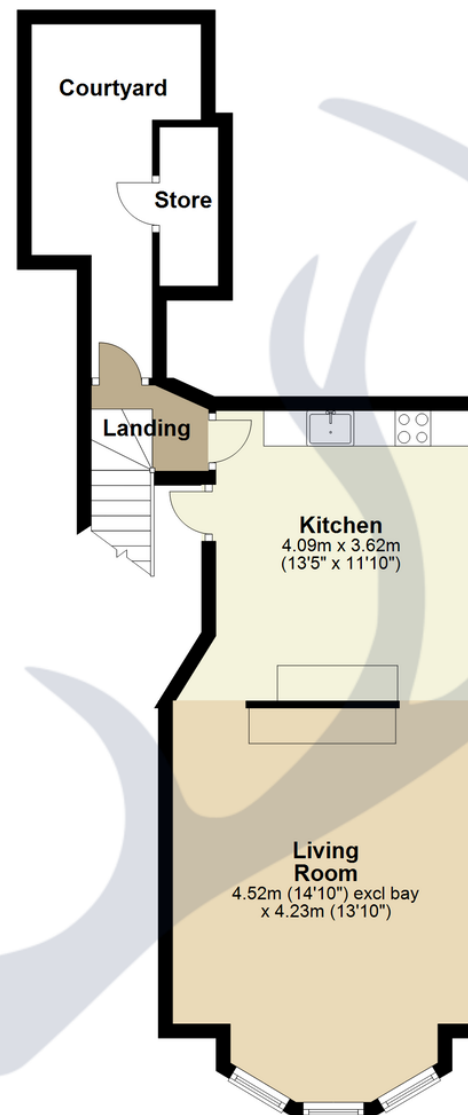
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AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Room measurements are maximum unless otherwise stated. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



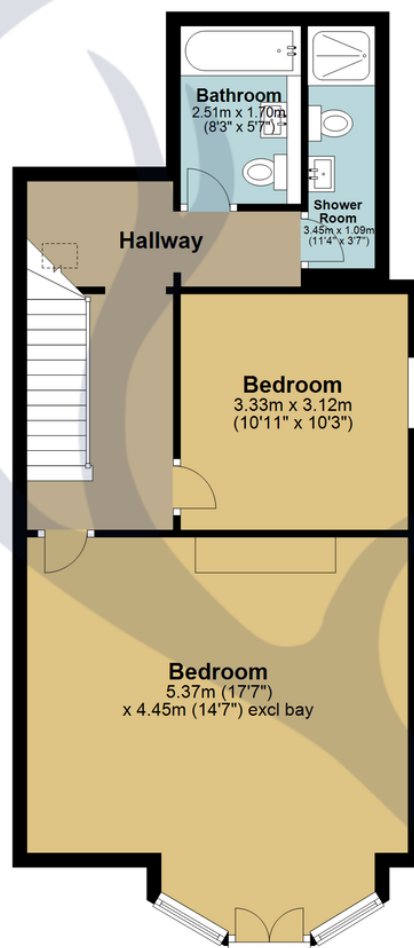
Upper Ground Floor

Main area: approx. 39.2 sq. metres (421.7 sq. feet)
Plus external, approx. 10.0 sq. metres (107.9 sq. feet)



Lower Ground Floor

Approx. 58.8 sq. metres (633.4 sq. feet)



Main area: Approx. 98.0 sq. metres (1055.1 sq. feet)
Plus external, approx. 10.0 sq. metres (107.9 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.