



GUILDCREST ESTATES



41 Park Road  
Ramsgate CT11 9TL







GUILDCREST ESTATES

**Park Road  
Ramsgate, CT11 9TL  
Asking price £460,000**

This large Edwardian 3 storey home sits overlooking the popular Ellington park and situated perfectly between Ramsgate Town Centre, Ramsgate Royal Harbour & and train station with high speed links .

This grand looking house definitely has curb appeal and still retains some of the original features and high ceilings, large windows giving most of the rooms lots of light, as soon as you walk in through the front door you will get that feel of elegance. You will find on the ground floor that the property has been arranged as an annex so ideal if you have elderly relatives moving in with you or if you are working from home, however if you decide you just want this part of the home then it can be easily changed back.

Set over 3 floors on the ground floor you will find good size entrance hall leading to lounge with large bay window and door leading onto verandah where you can sit and enjoy views over Ellington park, there is a double bedroom or dining room however you wish to use it,







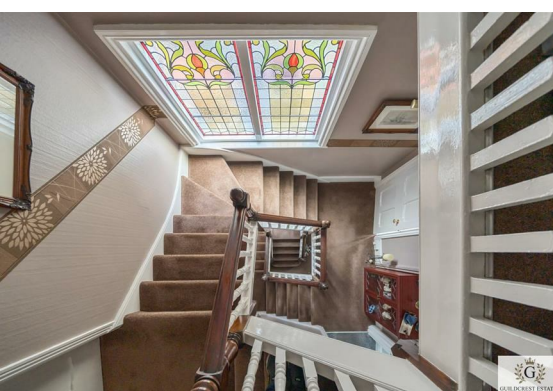
wet room, kitchen plus utility room and at the back of the house a cosy sun room which overlooks the private rear garden.

On the first floor the split level landing has the most amazing large stained glass window letting lots of light in. The open plan lounge/kitchen (formerly 2 double bedrooms) is a great size room again very bright and airy and has a door onto the balcony at the front of the house overlooking the park so you can sit and watch the world go by, There is a cloakroom and also modern bathroom/shower room plus double bedroom. The second floor again has a large split level landing, utility room and 2 further double bedrooms.

There is a pretty lawned garden to the front, with borders leading to the ground floor verandah. This offers space to create a driveway if you wish subject to the relevant consent. The rear garden is a reasonable size, neatly lawned with outside storage and rear access.

If space is what you are looking for then this should tick your boxes.

Council tax band D



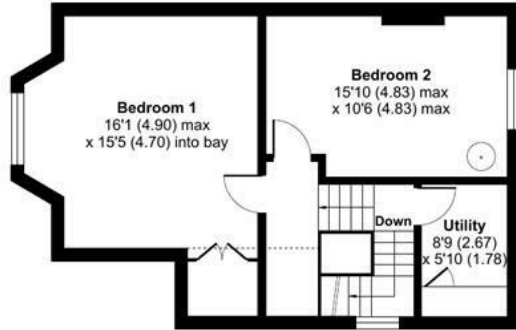


Denotes restricted head height

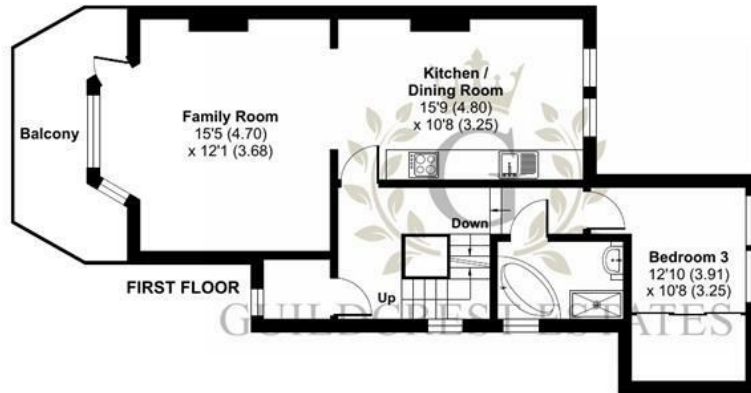
# Park Road, Ramsgate, CT11

Approximate Area = 2142 sq ft / 199 sq m  
Limited Use Area(s) = 39 sq ft / 3.6 sq m  
Outbuilding = 19 sq ft / 1.8 sq m  
Total = 2200 sq ft / 204.4 sq m

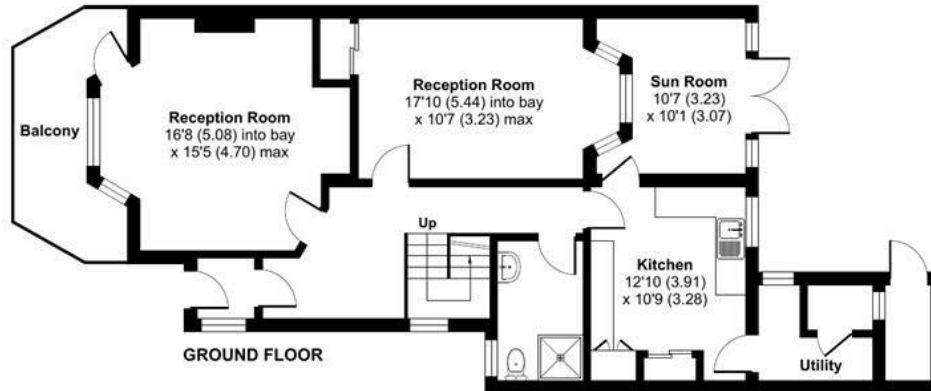
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



GUILDCREST ESTATES



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Guildcrest Estates Ltd. REF: 1014082.

### Manston

The Sales Suite, Office 4 Maple Leaf Manston  
Business Park, Ramsgate, Kent, CT12 5GJ  
T: 01843 272 200  
sales@guildcrestestates.co.uk  
<https://www.guildcrestestates.co.uk>