



GUILDCREST ESTATES



10 Homestead Village, London Road, Ramsgate CT11 0AF



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Homestead Village, London  
Road, Ramsgate CT11 0AF

**Offers in excess of £412,500**

We are delighted to offer to the market this deceptively spacious modern three bedroom end of terrace house beautifully presented and a walk away from the sea front. There is lots to love about this home which offers comfort as well as kerb appeal.

Stepping in to the hallway, there is an understairs storage cupboard, recently updated kitchen in a modern contemporary style to the front, with wall and base mounted cupboards, integrated oven and a family sized tastefully decorated lounge/diner and a conservatory/dining room to the rear, ideal for family meal times and entertaining. Depending on individual requirements, this would also make a great study/office area for homeworkers, this room offers a pleasant aspect with views of the rear garden which is incredibly private, low maintenance and enclosed by a timber fence each side and an attractive cobbles stone wall to the rear. Venturing to the first floor, the stairs split with two of the three double bedrooms and a family bathroom on one side, all in excellent decorative order, leaving the main bedroom over the garage and benefiting from a stylish en-suite.

To the front is a driveway for one vehicle which leads to the attached integral garage, currently used as a gym. There is scope for







incorporating this as living space should one wish, subject to usual planning consents.

This is a beautiful home and is perfect for those looking for a family residence where you can enjoy the beauty that Ramsgate has to offer. Take a stroll to the Royal Esplanade and enjoy the sandy beaches, embrace the sea air while walking your dog or relaxing with your loved ones and friends in the excellent array of cafes, bars and restaurants.

The location is situated approximately one mile from nearest train station and the fortunes of the town have been hugely assisted by the addition of a high speed rail link to London St Pancras making a commute for many a viable option.

Council Tax Band - D  
Freehold  
Mains water, gas, electric





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## Key Features

- 3 bedrooms
- Desirable location by the sea
- En-suite off primary bedroom
- Large lounge/diner
- Conservatory/dining room
- Pleasant private garden
- Integral garage
- Driveway

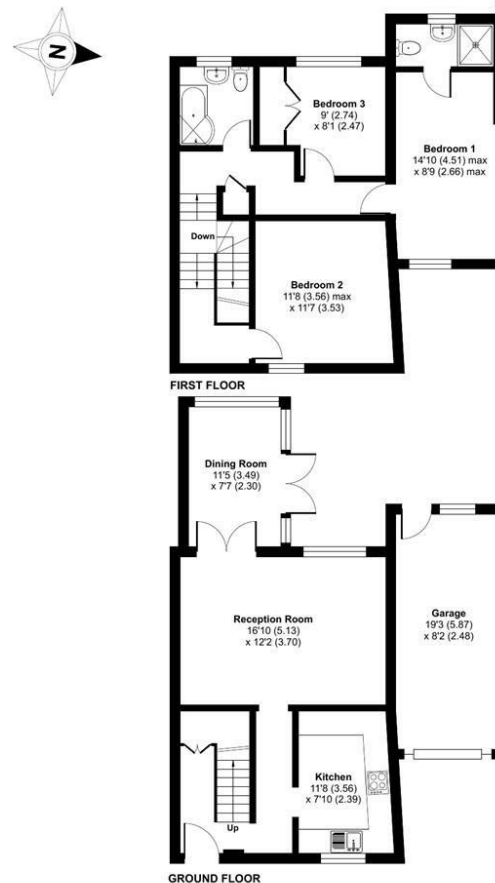
## Important Information

Freehold  
House  
1252.00 sq ft  
Council Tax Band D  
EPC Rating D

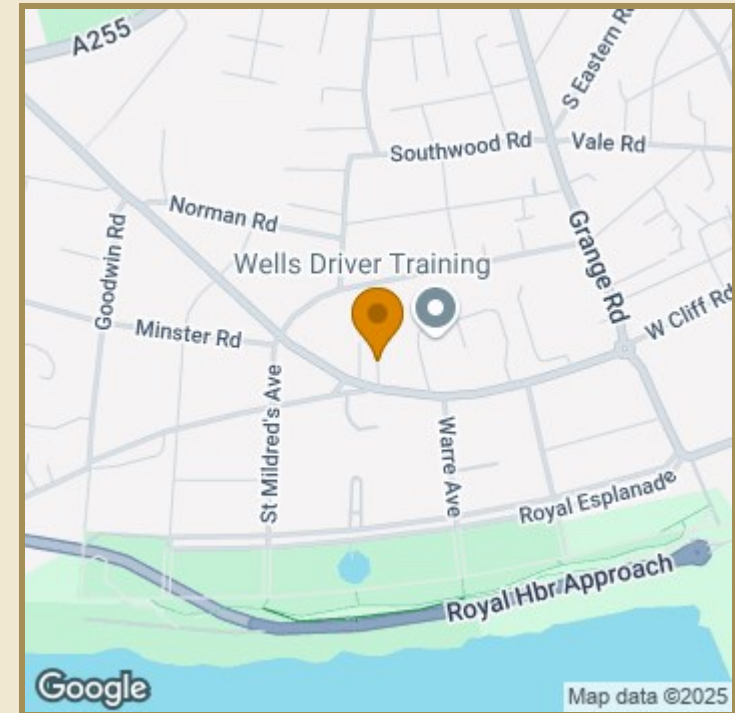
£412,500

### Homestead Village, London Road, Ramsgate, CT11

Approximate Area = 1092 sq ft / 101.4 sq m  
Garage = 160 sq ft / 14.8 sq m  
Total = 1252 sq ft / 116.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Guildcrest Estates Ltd. REF: 1238557



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	79
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	



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