



## 41 South Eastern Road, Ramsgate, CT11 9QF

**£2,500 Per calendar month**

7 Bedroom Detached and so beautiful by design. This period home was built in the later parts of the 18'00s and is close to Ellington Park, The local registry office and other period homes.

The road is a famous one as its so close to town and all the localised things we have to offer.

The property has a large kitchen on the ground floor along with a snooker room adjacent and original period fireplaces in al rooms. The study is also on this floor and the main lounge area with double doors leading out to the family garden.

Upstairs on the first floor is host to 3 large bedrooms . The size of these rooms are generous to say the least.

The family bathroom is on this level and has a bath shower and hand basin.

#up on the top floor is another 3 bedrooms and the loft room being converted into one of the biggest rooms in the house, With its own balcony and roof terrace.

Last but not least is the garden plot at the rear which is amazing in size and offers out-building's and a place to sit and enjoy the summer months and dine alfresco.

Expected move in next month or so. Please contact us for more information.



- Kitchen 16'4" x 14'1" (5 x 4.3)
  - Lounge 18'0" x 29'6" (5.5 x 9)
  - Snooker room 16'4" x 19'8" (5 x 6)
  - Bedroom 1 20'8" x 11'1" (6.3 x 3.4)
  - Bedroom 2 22'3" x 13'1" (6.8 x 4.0)
  - Bedroom 3 10'9" x 10'9" (3.3 x 3.3)
  - Bathroom 10'9" x 3'7" (3.3 x 1.1)
  - Bedroom 4 15'8" x 13'1" (4.8 x 4)
  - Bedroom 5
  - Bedroom 6
  - Bedroom 7 20'0" x 12'5" (6.1 x 3.8)
  - Loft room being converted into large bedroom with roof terrace and balcony.
- STUDY 77'1" x 9'10"3'3" (23.5 x 3'1)
- BALCONY 17'4" x 12'9" (5.3 x 3.9)



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |         |           |  |
|---------------------------------------------|---------|-----------------------------------------------------------------|--|---------|-----------|--|
|                                             | Current | Potential                                                       |  | Current | Potential |  |
| Very energy efficient - lower running costs |         | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |  |
| (95-100) A                                  |         | (95-100) A                                                      |  |         |           |  |
| (85-95) B                                   |         | (85-95) B                                                       |  |         |           |  |
| (75-85) C                                   |         | (75-85) C                                                       |  |         |           |  |
| (65-75) D                                   |         | (65-75) D                                                       |  |         |           |  |
| (55-65) E                                   |         | (55-65) E                                                       |  |         |           |  |
| (45-55) F                                   |         | (45-55) F                                                       |  |         |           |  |
| (35-45) G                                   |         | (35-45) G                                                       |  |         |           |  |
| Not energy efficient - higher running costs |         | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |  |
| England & Wales                             |         | England & Wales                                                 |  |         |           |  |
| EU Directive 2002/91/EC                     |         | EU Directive 2002/91/EC                                         |  |         |           |  |