



**Guide Price**  
**£325,000**

**Freehold**

3x  1x  2x 

**Dumpton Park Drive,  
Ramsgate, Kent, CT11**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Rear garden that is ideal for a keen gardener
- Sought after location close to the East Cliff
- Beautiful garden room extension
- Boasting original features which include oak flooring, original fireplaces and high ceilings
- Solar panels

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Lounge : 13'9 x 12'4 (4.19m x 3.76m)  
 Dining Room : 12'3 x 10'10 (3.74m x 3.30m)  
 Kitchen : 10'1 x 9'9 (3.08m x 2.97m)  
 Utility Room : 7'1 x 5'6 (2.16m x 1.68m)  
 Garden Room Extension : 10'5 x 5'8 (3.18m x 1.73m)  
 Separate Toilet

### FIRST FLOOR

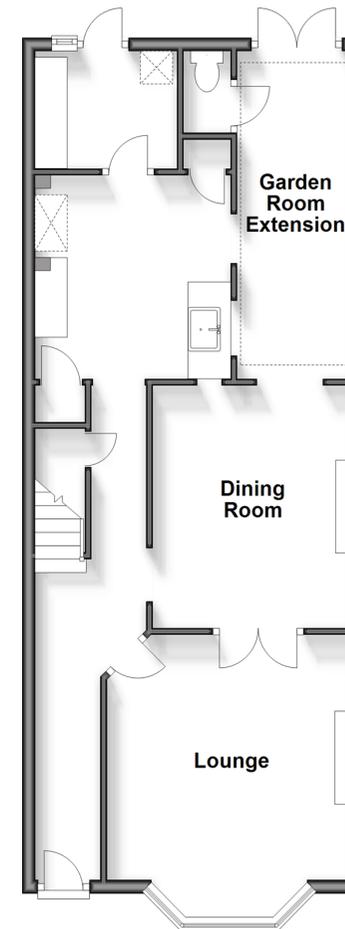
Landing  
 Bedroom 1 : 16'1 x 12'2 (4.91m x 3.71m)  
 Bedroom 2 : 12'7 x 10'6 (3.84m x 3.20m)  
 Bedroom 3 : 9'9 x 9'3 (2.97m x 2.82m)  
 Bathroom

### OUTSIDE

Garden to Front and Rear

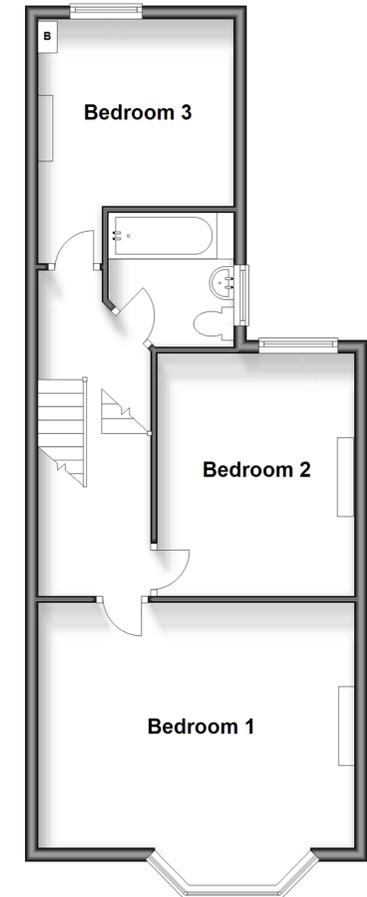
### Ground Floor

Approx. 62.0 sq. metres (666.9 sq. feet)



### Split Level First Floor

Approx. 52.5 sq. metres (564.8 sq. feet)



Call Ramsgate - 01843 580314 ■ [wardsokent.co.uk](http://wardsokent.co.uk)

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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