



**Modern  
Auction**

**£100,000  
Leasehold**

1x  1x  1x 

**West Cliff Road,  
Ramsgate, Kent, CT11**

*Wards*  
Helping you move forwards





## Main features

- **Spacious garden private garden**
- **Wonderful opportunity for a first time buyer looking to step onto the property ladder**
- **For sale by Modern Auction - T&C's apply**
- **Subject to an undisclosed Reserve Price**
- **Buyer's fees apply**

## Accommodation

### LOWER GROUND FLOOR

Porch

Entrance Hallway

Bedroom : 14'5 x 12'5 (4.40m x 3.79m)

Lounge : 14'5 x 13'7 (4.40m x 4.14m)

Kitchen : 9'8 x 8'7 (2.95m x 2.62m)

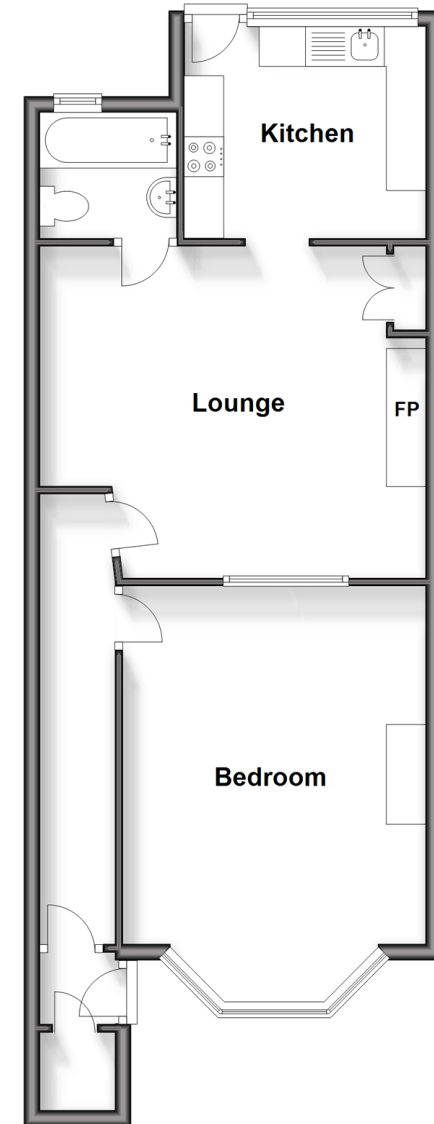
Bathroom : 5'7 x 5'2 (1.70m x 1.58m)

### OUTSIDE

Garden to Rear

## Lower Ground Floor

Approx. 56.8 sq. metres (611.7 sq. feet)



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

- 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



11434641/20241118/AP/JR