



Thomas
jackson
ESTATE AGENTS



52 Southwood Road

Ramsgate, CT11 0AJ

- West Ramsgate, Close To Cliff Tops
- Victorian Splendour
- Three Or Four Bedrooms
- Gas Central Heating and Double Glazing
- Superb Kitchen Diner
- Generous Lawned Garden
- Versatile Layout
- Chain Free

£365,000

EPC Rating '69'





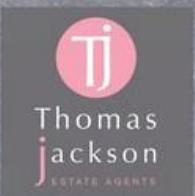
Property Description

THE PROPERTY

Stepping onto the mosaic tiled pathway, one is immediately transported to a bygone era of Victorian elegance. This substantial three or four bedroom terrace house, nestled in a highly sought-after location on the westside of Ramsgate, presents a unique blend of historical charm and modern convenience. The property boasts a traditional layout with a welcoming reception room, a separate dining room or the potential fourth bedroom, offering flexible living spaces for a growing family. The heart of the home is the impressive, full-length kitchen diner, which seamlessly flows into a long, well-maintained garden – a tranquil oasis perfect for alfresco dining and relaxation. With the added benefits of double glazing and central heating, this home offers comfort and warmth throughout the year, all within a popular and well-connected location close to local amenities and the stunning Kent coastline.

ENTRANCE HALLWAY

Double glazed entry door with a double glazed panel over into entrance hallway, coved ceiling, wall light points, stairs to 1st floor, double radiator, doorway and stairs lead to cellar, laminate flooring, doors to:-





SITTING ROOM

14' 6" x 11' 7" (4.42m x 3.53m) Maximum measurements into recess and into bay, coved ceiling, plaster ceiling rose, double glazed bay windows to front, double radiator, timber fire surround with a granite hearth.



DINING ROOM

12' 10" x 9' 6" (3.91m x 2.9m) Coved ceiling, double glazed door with double glaze panel over, leads to the garden, double radiator.



KITCHEN DINER

24' 0" x 9' 1" (7.32m x 2.77m) Measurements include an extensive range of fitted base units with space for a freestanding gas cooker, space for an undercounter fridge, space for a washing machine, worksurface over inset with a stainless steel sink and a mixer tap, coordinating wall cabinets over, wall mounted gas boiler for central heating and domestic hot water, double radiator, two double glazed windows to the side, double glazed French doors open onto the patio and furthermore onto the garden.

STAIRS TO:-



LANDING

Stairs to first floor landing, access to loft space, built in shelved cupboard, wall light point, doors to:-

BEDROOM ONE

14' 4" x 15' 1" (4.37m x 4.6m) Coved ceiling, double glazed bay window to front plus additional double glazed window, double radiator.

BEDROOM TWO

12' 10" x 9' 6" (3.91m x 2.9m) Double glazed bay window overlooks the rear garden, double radiator.

BEDROOM THREE

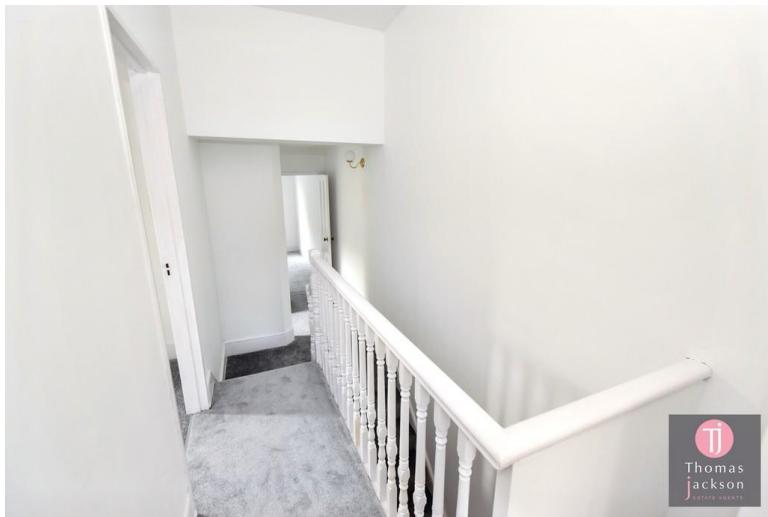
10' 11" x 8' 11" (3.33m x 2.72m) Double glazed window overlooks the rear garden, double radiator, access to rear loft space.

FAMILY BATHROOM

Suite comprises low level WC, pedestal wash basin with mixer tap and a panel bath with twin grips, mixer tap and shower fitting over, attractive tiling, double glazed window, heated towel rail.

REAR GARDEN

The rear garden is accessed from the dining room (bedroom 4) and the kitchen diner. In the main laid to lawn with planted borders, set within walled perimeters, small timber shed, raised Lily pond.



AGENTS NOTES

All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error. 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 firms employment has the authority to make or give any representation or warranty in respect of the property. The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band C

Council Tax Cost (PA) £2,147.06

ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any errors, omissions or mis-statements. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Make Snappy 360.

Energy Efficiency Rating

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

