



Flat 6, 49 Harbour Parade, Ramsgate  
£169,995



# Flat 6

## 49 Harbour Parade, Ramsgate

Introducing this captivating two-bedroom seaside home, located in the highly desirable Harbour Parade of Ramsgate. With its prime location, this property offers the perfect coastal retreat and is situated just moments from the Royal Harbour and a plethora of delightful restaurants, enjoying leisurely strolls along the promenade, savoring the sea air and the picturesque coastal scenery, this home offers the ultimate coastal lifestyle.

Upon entering, you are greeted by an inviting entrance hall that sets the tone for the rest of the property. The bathroom provides a relaxing space for pampering and rejuvenation. The open plan layout of the modern fitted kitchen and lounge creates a seamless flow of space, ideal for both entertaining and everyday living. The kitchen is equipped with built in appliances, ensuring a delightful culinary experience. The lounge area is the perfect spot to unwind and relax, with ample natural light flooding in. What truly sets this property apart is its access to a rooftop terrace, offering views of the surrounding area and a private space to enjoy a morning coffee or evening beverage. The two double bedrooms provide comfortable and tranquil spaces to retreat to at the end of the day. The main bedroom features the added luxury of an en-suite shower room, providing convenience and privacy.

- No Onward Chain
- Moments from Royal Harbour
- Two Double Bedrooms
- Two Bathrooms
- Rooftop Terrace
- Perfect Seaside Retreat





### Entrance Hall

Leading to

### Open Plan Kitchen / Lounge

20' 7" x 9' 8" (6.27m x 2.95m)

### Bedroom

11' 8" x 9' 5" (3.56m x 2.87m)

### En-Suite

With a shower, wash hand basin and toilet

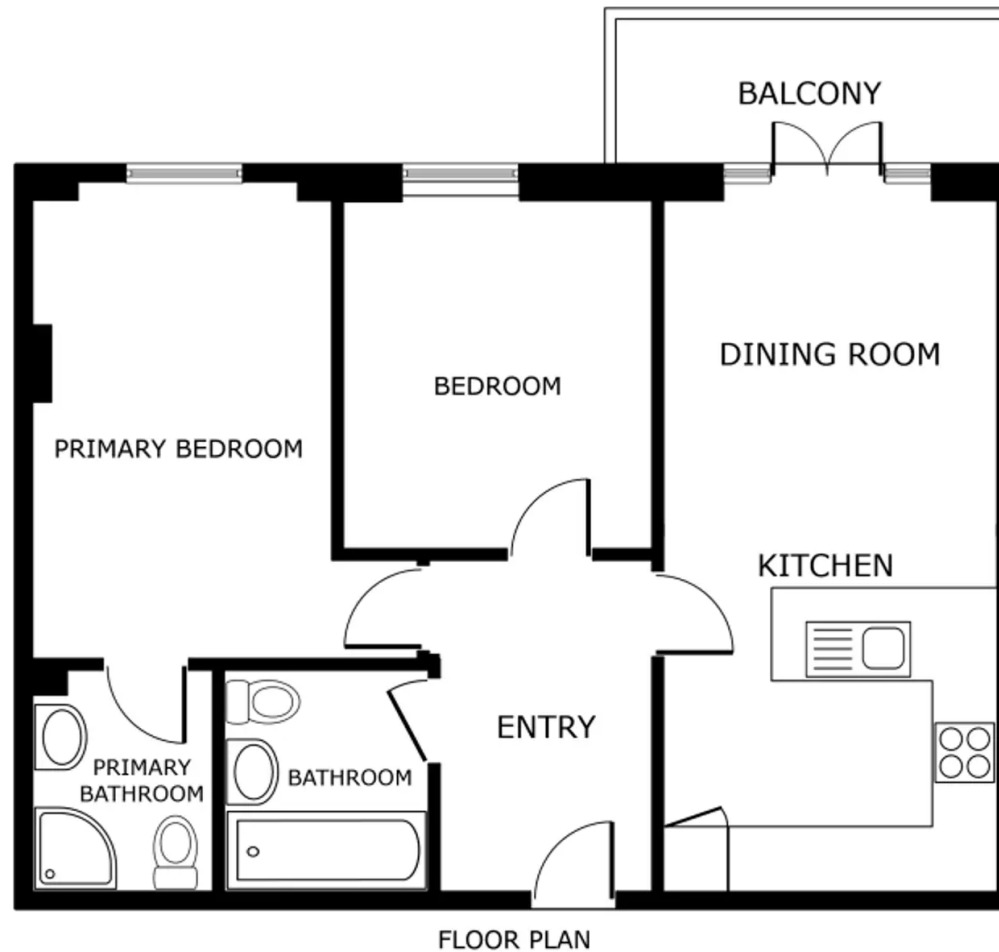
### Bedroom

9' 2" x 14' 4" (2.79m x 4.37m)

### Bathroom

With a bath, wash hand basin and toilet





FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)