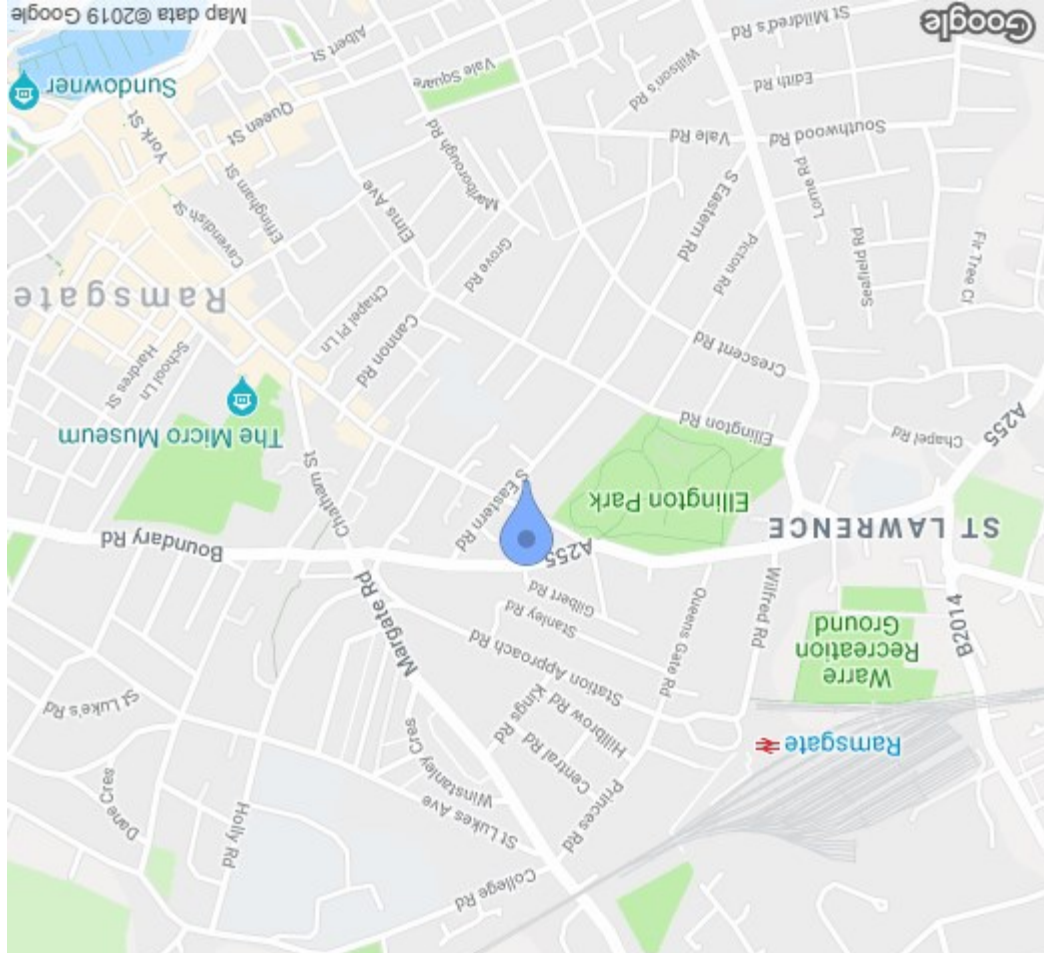


In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



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miles & barr
YOUR PROPERTY AGENT



5 SOUTH EASTERN ROAD RAMSGATE





**5 SOUTH EASTERN ROAD
RAMSGATE**

£320,000

- Close To Station
- Five Bed Two Bath
- Garage
- Two Receptions
- Cellar & Utility
- Courtyard Garden
- Close To Town
- Downstairs W.C.
- Annexe Potential

ABOUT

GREAT FAMILY HOME WITH GARAGE This substantial five bedroom semi detached property, which has some period features is set over four levels and benefits being located close to the Ramsgate railway station, with a high speed link to London, St Pancras. The impressive double fronted family home comprises entrance hall leading to lounge, separate W.C, dining room leading to the kitchen as well as a utility. On the half landing is a W.C with three bedrooms on the first floor, the master enjoying an ensuite, there is also a family bathroom and a shower room. To the second floor there are two further bedrooms as well as storage. Unusually for a period house in Ramsgate there is a garage, and a cellar plus a small garden to the rear, depending on requirements it could have potential for an annexe. It is an easy walk to Ellington Park, the town centre and Ramsgates Royal Harbour, as well as numerous popular schools. Call Miles and Barr on 01843 570500 to book your viewing, we are open seven days a week.

LOCATION

Ramsgate is situated on the southerly aspect of the Isle of Thanet and benefits the country's only Royal Harbour, its status being granted by King George 1V in 1821. The distinctive and beautiful harbour has a vibrant yachting community alongside some commercial activity and was where the Little Ships evacuation of Dunkirk set out from in 1940. The town is enjoying something of a Renaissance with its large amount of Grade 11 Listed property, many set within elegant Regency squares, or overlooking the sea, others with links to or influenced by the architect Augustus Pugin. In recent years the Royal Harbour has seen many restaurants, cafes and bars emerge alongside quirky independent retail outlets, some utilising the arches on the quayside beneath Royal Parade. The town is steeped in history with associations to many well known figures including Queen Victoria , Karl Marx and Vincent Van Gogh as well as having a fascinating network of tunnels beneath the main centre. The fortunes of the town have been hugely assisted by the recent addition of a high speed rail link to London St Pancras making a commute for many a viable option.

DESCRIPTION

Ground Floor
Entrance
Hallway
W/C
Dining Room 14'03 x 12'08 (4.34m x 3.86m)
Kitchen 9'07 x 10'04 (2.92m x 3.15m)
Utility Room
Lounge 11'03 x 15'04 (3.43m x 4.67m)
Lower Ground Floor
Cellar 11'01 x 12'03 (3.38m x 3.73m)
First Floor
Half landing with WC
Bedroom One 11'00 x 15'09 (3.35m x 4.80m)
Ensuite
Bedroom Two 11'06 x 15'00 (3.51m x 4.57m)
Bedroom Three 10'10 x 8'01 (3.30m x 2.46m)
Bathroom 4'09 x 7'07 (1.45m x 2.31m)
Shower Room
Top Floor
Bedroom Four 10'11 x 10'02 (3.33m x 3.10m)
Bedroom Five 10'09 x 11'03 (3.28m x 3.43m)
Exterior
Garage
Small Rear Garden

