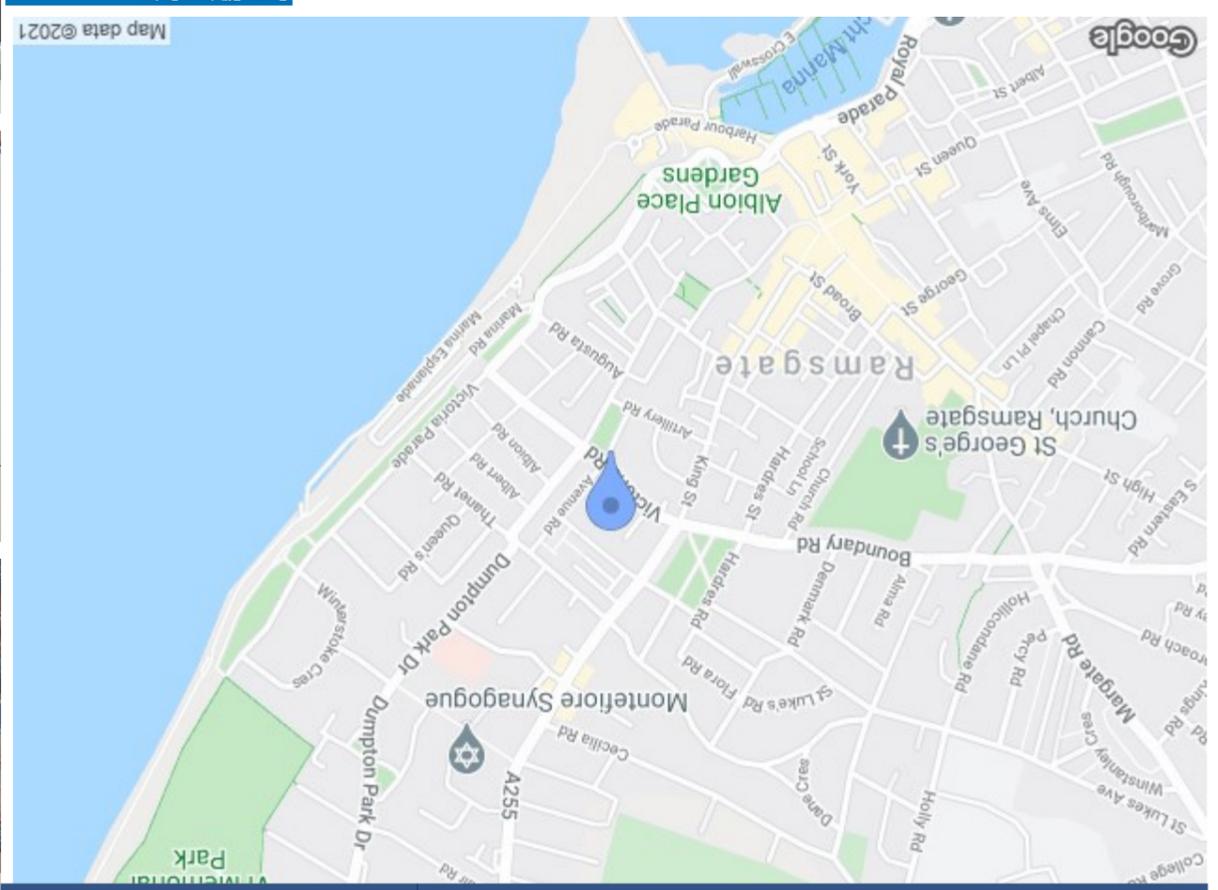


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, 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. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (87-91)
Energy efficient - lower running costs	B (82-86)
Decent energy efficiency - lower running costs	C (77-81)
Decent energy efficiency - lower running costs	D (72-76)
Decent energy efficiency - lower running costs	E (67-71)
Decent energy efficiency - lower running costs	F (62-66)
Not energy efficient - higher running costs	G (57-61)



**11 ARKLOW SQUARE**  
**RAMSGATE**

**miles & barr**  
YOUR PROPERTY AGENT

51 Queen Street, Ramsgate, Kent, CT11 9EJ  
t: 01843 570500 e: ramsgate@milesandbarr.co.uk

PROTECTED  
propertymark  
PROTECTED  
propertymark  
PROTECTED  
relocation network

The Property Ombudsman



**11 ARKLOW SQUARE**  
**RAMSGATE**

**£400,000**

- Period terrace
- Close to the town and seafront
- Four double bedrooms
- Two bathrooms
- Large lounge
- large family kitchen/diner
- Private rear garden
- NO CHAIN!

## ABOUT

Lovely period property - close to the sea! Miles and Barr are delighted to bring to the market this spacious family home - located close to the town and seafront. The property has two double bedrooms on the top floor, a further two double bedrooms, one with access to the balcony, and a family bathroom on the first floor. On the upper ground floor there is a large lounge/diner, and modern shower room, and on the lower ground floor there is a utility room, and an impressive kitchen/diner with French doors opening on to the good sized garden at the rear. The property has many original features, internal viewing is recommended. Call 01843-570500 to book your viewing - open 7 days a week. NO CHAIN!

## LOCATION

Ramsgate is situated to the south of the Isle of Thanet and boasts the country's only Royal Harbour, a status bestowed by King George 1V in 1821. The beautiful Marina, once the starting point for the Little Ships heroic journey to Dunkirk in 1940, is now enjoyed by a vibrant yachting community, and flanked by restaurants, cafes, and quirky independent shops, some set into the arches on the quayside. The town itself is also steeped in history, with a wealth of Grade 11 listed properties, elegant Regency squares and St Augustine's Abbey, the pet project of the architect Augustus Pugin, famed for designing the interior of the Palace of Westminster and Big Ben. With its fascinating network of wartime and smugglers' tunnels, traditional pubs, docks and sweeping sands, Ramsgate has associations with many other well-known figures, including Queen Victoria, Karl Marx, Wilkie Collins, John Le Mesurier and Vincent Van Gogh. The high-speed rail link to London St Pancras has made commuting a viable option from a home by the sea.

## DESCRIPTION

### Lower Ground Floor

Kitchen/Diner 26'05 x 17'02 (8.05m x 5.23m)

Utility Room 6'06 x 5'01 (1.98m x 1.55m)

### Upper Ground Floor

Lounge 27'01 x 14'01 (8.26m x 4.29m)

Shower Room 5'11 x 4'10 (1.80m x 1.47m)

### First Floor

Bedroom 13'01 x 17'03 (3.99m x 5.26m)

Bedroom 10'03 x 11'03 (3.12m x 3.43m)

Bathroom 7'08 x 6'07 (2.34m x 2.01m)

### Top Floor

Bedroom 16'00 x 11'00 (4.88m x 3.35m)

Bedroom 13'00 x 17'02 (3.96m x 5.23m )

Private rear garden

