

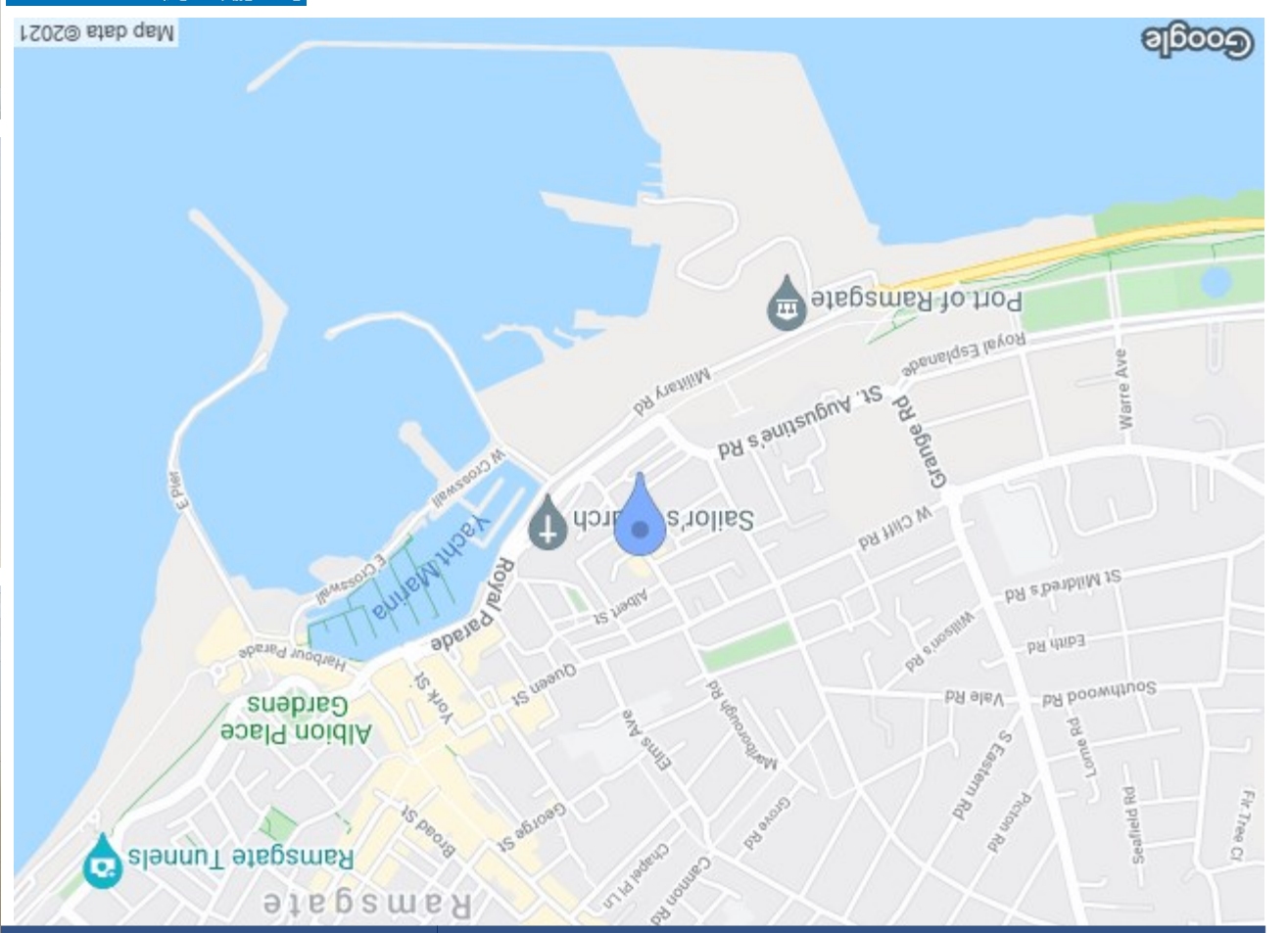
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51 Queen Street, Ramsgate, Kent, CT11 9EJ
 01843 570500 e. ramsgate@milesandbarr.co.uk



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent energy efficiency - lower running costs	C (55-68)
Decent energy efficiency - higher running costs	D (39-54)
Low energy efficiency - higher running costs	F (13-38)
Very low energy efficiency - higher running costs	G (1-12)
Current	55
Possible	57



8 PARAGON STREET
RAMSGATE



8 PARAGON STREET
RAMSGATE **£250,000**

- Two Double Bedrooms
- Set Over Four Floors
- Lovely Seaside Home
- Courtyard Garden
- Moments from Seafront
- Close to Town
- Well Presented
- No Chain

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 IV 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.

A high speed rail link gives easy access to London St Pancras for those commuting to work.

ABOUT

Perfect Seaside Home on a quiet road a stone's throw away from the seafront!

Miles and Barr are thrilled to bring to the market this lovely two bedroom home set over four floors. Internally you enter the home into the living room, and through to the rear of the home is the bathroom, and hallway leading to the rear courtyard garden, which has rear access. On the lower ground level you'll find the kitchen which offers lots of work surface and space for a table and chairs. On the first and second floor you have two double bedrooms.

The property is situated in Paragon Street nestled between Spencer Square and Addington Street within the conservation area, very close to the sea front on the desirable West Cliff side of Ramsgate. The Paragon area was formerly known as St Georges Fields and in 1814 The Old Paragon Baths were created later known as the Isabella Baths and Kent Baths.

Picturesque Addington Street offers independent shops and cafes, Paraphernalia Antiques and Vintage, the cosy Queen Charlotte Pub and the Falstaff boutique hotel. The Royal Harbour Hotel and Empire Room Restaurant are just around the corner. Head east for the short walk to Ramsgate's Royal Harbour to enjoy more cafes, restaurants and bars. Or head west for the coastal walk to the beautiful Pegwell Bay nature reserve.

This is a charming home, that has been presented to a lovely standard, and will make an ideal first time buy, holiday home or investment.

Please contact sole agents Miles and Barr to organise your personal viewing appointment today!

DESCRIPTION

Lower Ground Floor

Kitchen 10'11 x 11'01 (3.33m x 3.38m)

Ground Floor

Lounge 11'08 x 10'09 (3.56m x 3.28m)

Bathroom 10'04 x 3'09 (3.15m x 1.14m)

First Floor

Bedroom 11'04 x 11'03 (3.45m x 3.43m)

Second Floor

Bedroom 11'05 x 11'03 (3.48m x 3.43m)

External

Courtyard Garden

