



**OVER 60?**

Secure this property  
for up to **59% less!**

**Guide Price**  
**£425,000**

**Freehold**

7x  1x  3x 

**Ellington Road,  
Ramsgate, Kent, CT11**

*Wards*  
Helping you move forwards



## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Lounge : 18'6 x 11'4 (5.64m x 3.46m)  
 Dining Room : 15'5 x 11'6 (4.70m x 3.51m)  
 Kitchen : 11'1 x 8'9 (3.38m x 2.67m)  
 Breakfast Room : 11'9 x 11'5 (3.58m x 3.48m)

### BASEMENT

Cellar: 17'5 x 12'1 (5.31m x 3.69m)

### FIRST FLOOR

Landing  
 Bedroom 1 : 18'8 x 11'2 (5.69m x 3.41m)  
 Bathroom  
 Separate Toilet  
 Bedroom 5 : 12'4 x 6'2 (3.76m x 1.88m)  
 Bedroom 6 : 11'7 x 7'4 (3.53m x 2.24m)  
 Bedroom 7 : 11'4 x 6'9 (3.46m x 2.06m)  
 Bedroom 2 : 17'9 x 14'5 (5.41m x 4.40m)

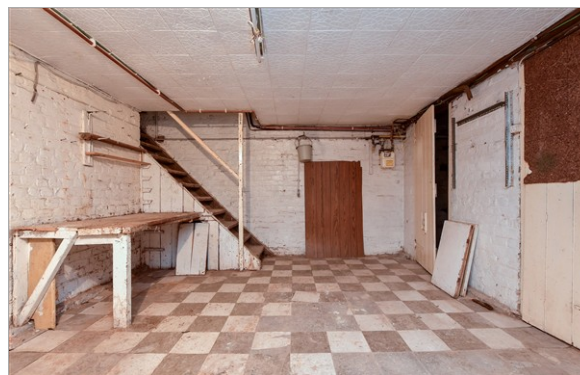
### SECOND FLOOR

Landing  
 Bedroom 3 : 16'5 x 11'2 (5.01m x 3.41m)  
 Bedroom 4 : 11'5 x 10'7 (3.48m x 3.23m)

### OUTSIDE

Garden to Front and Rear  
 Garage





## Main features

- Spacious period property, this would make an incredible family home
- Garage to the rear
- Incredible potential throughout
- High ceilings
- Just a short walk to the town and Royal Harbour



### Nearest Schools

Primary Schools: St Laurence in Thanet C of E Junior School 0.6 miles, Ramsgate, Christ Church C of E Junior School 0.7 miles, Newlands Primary 0.9 miles  
Secondary Schools: Clarendon and Chatham House Grammar School 0.3 miles,



### Transport Information

Train Stations: Ramsgate 0.7 miles, Dumpton Park 1.5 miles, Broadstairs 2.6 miles



### Address

Ellington Road, Ramsgate, Kent, CT11



### Directions

For directions to this property please contact us.





Call Ramsgate Branch 01843 580314 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Asbestos is present at this property, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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