TMS
ESTATE AGENTS

Royal Road

, Ramsgate, CT11 9LF

Offers In The Region Of £450,000

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Set in a central Ramsgate location, just a short walk from the Royal Harbour and town centre, this substantial double-fronted period property occupies an impressive corner plot and offers exceptionally generous accommodation, off-street parking and a large wrap-around garden. With an abundance of windows throughout, the property enjoys a wonderfully light and airy feel while retaining the character and proportions expected of a home of this style.

The property is approached via off-street parking to the side. The extensive wrap-around garden offers excellent space for relaxing and entertaining, incorporating a patio area and a large conservatory, creating a useful connection between the house and garden.

Internally, the ground floor provides versatile and spacious accommodation. To the front left is a welcoming reception room, offering flexibility as a lounge, home office, family room or, as currently used, a bedroom. To the rear left is a particularly large shower room, allowing for convenient ground-floor living or flexible family accommodation. On the opposite side of the property, the principal sitting/dining room extends the full length of the house. The kitchen is situated within a single-storey rear extension, completing the ground-floor layout.

The first floor continues the sense of space, offering three well-proportioned double bedrooms. The two principal bedrooms benefit from built-in wardrobes, while the main bedroom enjoys a desirable corner position with dual-aspect windows, allowing natural light to fill the room. The third bedroom is also a comfortable double, making the property well suited to families, guests or those requiring a dedicated work-from-home space.

A generous family bathroom completes the first floor and is fitted with both a bath and separate shower cubicle.

This is a fantastic opportunity to acquire a spacious period home in Ramsgate, combining flexible internal accommodation, plentiful natural light, off-street parking and a sub

Porch

Hallway

Reception room
13'10" x 10'6" (4.22m x 3.21m)

Sitting/ Dinning room
24'1" x 10'4" (7.35m x 3.15m)

Shower room
9'10" x 9'6" (3.00m x 2.92m)

Kitchen
15'3" x 10'11" (4.65m x 3.33m)

Conservatory
15'3" x 9'0" (4.65m x 2.76m)

Landing

Bedroom 1
12'2" x 8'9" (3.71m x 2.68m)

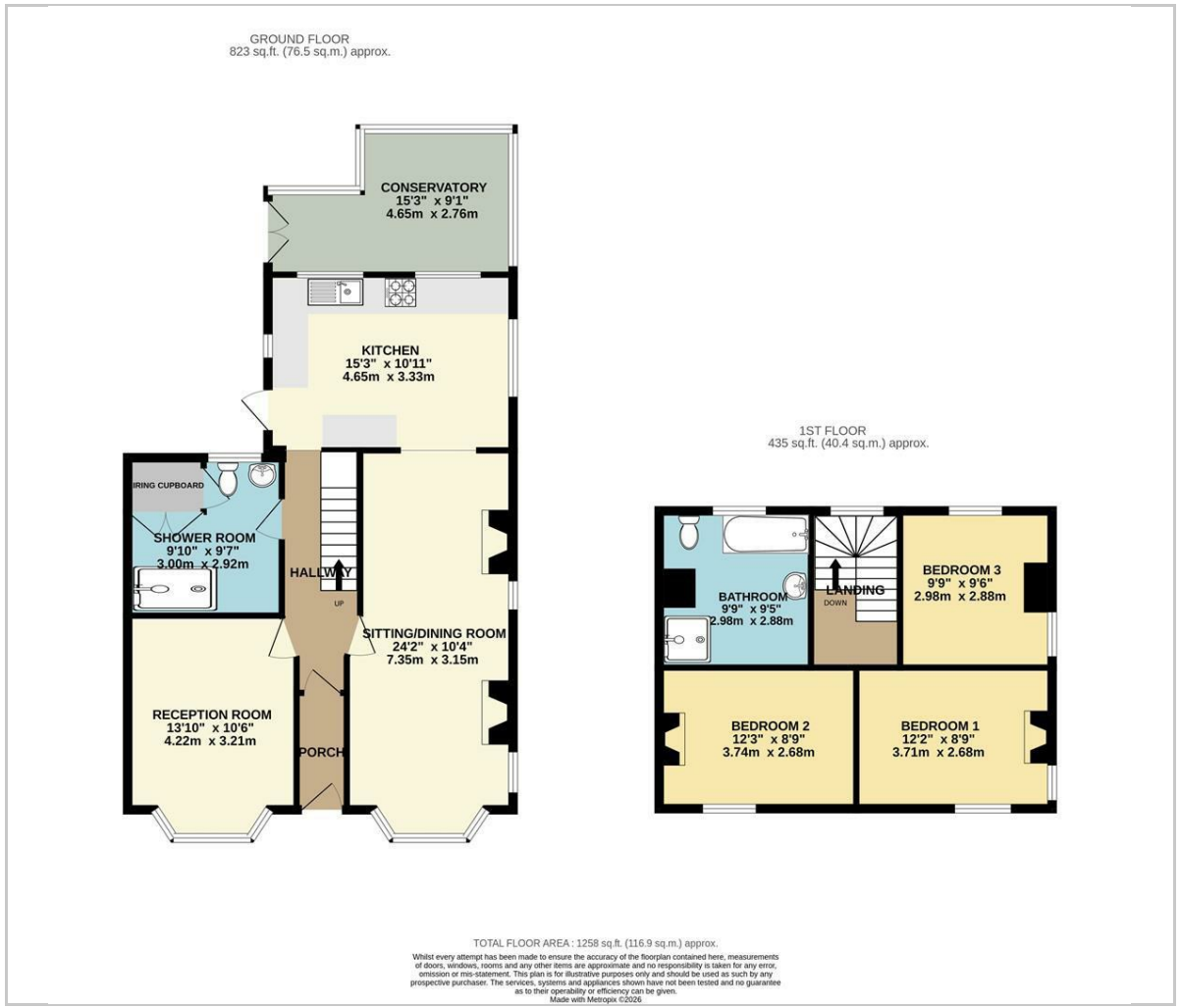
Bedroom 2
12'3" x 8'9" (3.74m x 2.68m)

Bedroom 3
9'9" x 9'5" (2.98m x 2.88m)

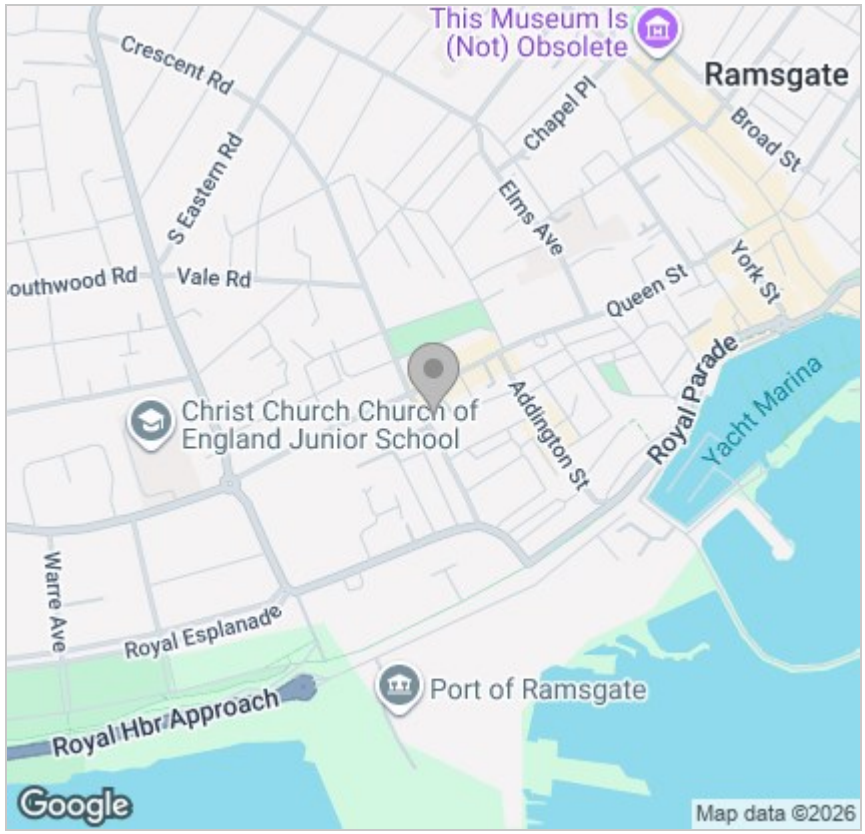
Bathroom
9'5" x 9'5" (2.89m x 2.88m)

Identification checks
Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

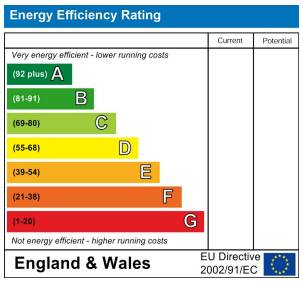
Floor Plan

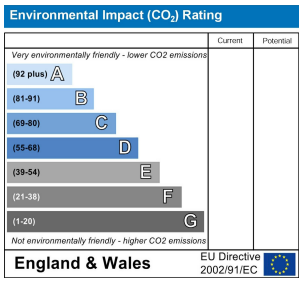


Area Map



Energy Efficiency Graph





Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055
if you wish to arrange a viewing appointment for this property or require further information.

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Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ
t 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com