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High Street, Minster, Ramsgate

£425,000

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Please Quote Ref: JJ1194

Joe Jezzard is delighted to present "Honeybee Cottage" to the market, a charming and characterful home set in the very heart of the highly desirable village of Minster. Perfectly positioned, the property is within easy walking distance of popular pubs, cafés, shops, and restaurants, as well as the village church, highly regarded primary school, and train station (0.3 miles) with fast links into London. Minster also offers excellent access to the neighbouring coastal towns of Ramsgate, Margate, and Broadstairs, with the Cathedral City of Canterbury less than a 30-minute drive away.

The cottage has undergone an extensive programme of refurbishment, including extension and remodelling, to create spacious and versatile accommodation. Notably, the property benefits from an internal lift, making it an excellent option for those seeking step-free living. The accommodation comprises an entrance porch, hall, sitting room, dining room, kitchen, utility room, and a cloakroom of the ground floor. There is also a useful cellar. On the first floor there are two double bedrooms and two modern shower rooms, as well as a dressing area which could be reconfigured into a third bedroom if desired.

Externally, the property boasts a secluded rear garden with a generous outbuilding, offering endless possibilities for use as a home office, studio, or gym. To the front, a driveway provides ample off-street parking for several vehicles. No Onward Chain.

Identification Checks

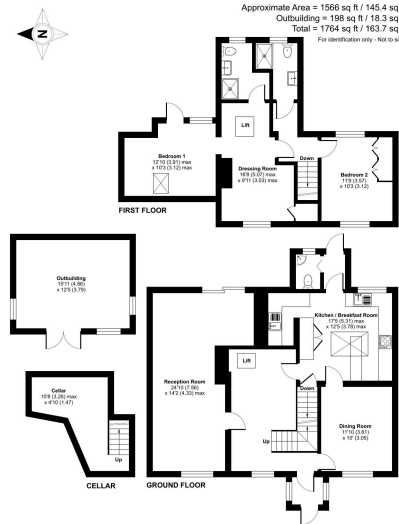
If your offer on a property marketed by Joe Jezzard eXp is accepted, we'll need to carry out an identification check for all buyers. This is a legal requirement under Anti-Money Laundering (AML) regulations.

To make this process quick and secure, we use a trusted third-party specialist to verify your identity. The cost is £30 including VAT per buyer, which is payable once your offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.



High Street, Minster, Ramsgate, CT12

Approximate Area = 1566 sq ft / 145.4 sq m
 Outbuilding = 188 sq ft / 18.3 sq m
 Total = 1754 sq ft / 163.7 sq m
 For identification only - Not to scale



Plan also produced in accordance with BS2798 Property Measurement (not BS8000), incorporating International Property Measurement Standards (IPMS) Parameters. ©iStockroom 2023. Produced for Joe Asquith (0177) 1030857

- Please Quote Ref: JJ1194
- Charming Period Cottage in a Highly Desirable Village Location
- Extended & Fully Refurbished
- Kitchen & Utility Room
- Internal Lift
- Two Bedrooms & Dressing Area
- Two Modern Shower Rooms
- Secluded Garden with Generous Outbuilding
- Driveway Providing Off Street Parking
- No Onward Chain

