



Avenue Road, Ramsgate, CT11 8ET

Guide Price £350,000

RACHEL PIPER

exp<sup>®</sup> UK

@ [rachel.piper@exp.uk.com](mailto:rachel.piper@exp.uk.com)

[rachelpiper.exp.uk.com](http://rachelpiper.exp.uk.com)

07949 011 998

## Avenue Road, Ramsgate, CT11 8ET

Victorian Charm Meets Modern Living – 1,461 sq ft Over Three Floors

Perfectly positioned in central Ramsgate, this spacious four-bedroom end-of-terrace Victorian home offers period elegance blended with thoughtful updates, a landscaped courtyard garden and even a versatile basement space.





Step through the front door and you're greeted by tall ceilings, original cornicing and beautiful fireplaces that run throughout the house. Bay windows and plantation shutters bring light and character, creating a sense of calm and space.

#### Ground Floor

To the front sits the living room (11'3" x 13'1"), a generous space with an original fireplace and that lovely bay window.

At the rear, a newly renovated kitchen/dining room (17'4" x 11'6") delivers the perfect family hub – plenty of kitchen space, room for a dining table, and French doors opening onto the landscaped courtyard garden with flint and brick walls, totally private and not overlooked.

A utility room (5'3" x 6'3") with downstairs WC completes this level.

#### Basement

Stairs lead down to a surprisingly large basement room (10'7" x 16'5"), currently used as a creative studio but ideal as a home office, gym or playroom.



## First Floor

On the first floor you'll find a charming period bathroom (6'5" x 6'9") and two bedrooms:

- Bedroom one (11'1" x 9'4"), with views over the garden
- The principal bedroom (11'3" x 16'5"), a stunning, spacious room with bay window, tall ceilings and fireplace – currently used as a second sitting room.

## Second Floor

Upstairs, two further light and airy bedrooms:

- Bedroom three (11'2" x 9'4")
- Bedroom four (11'1" x 16'5")

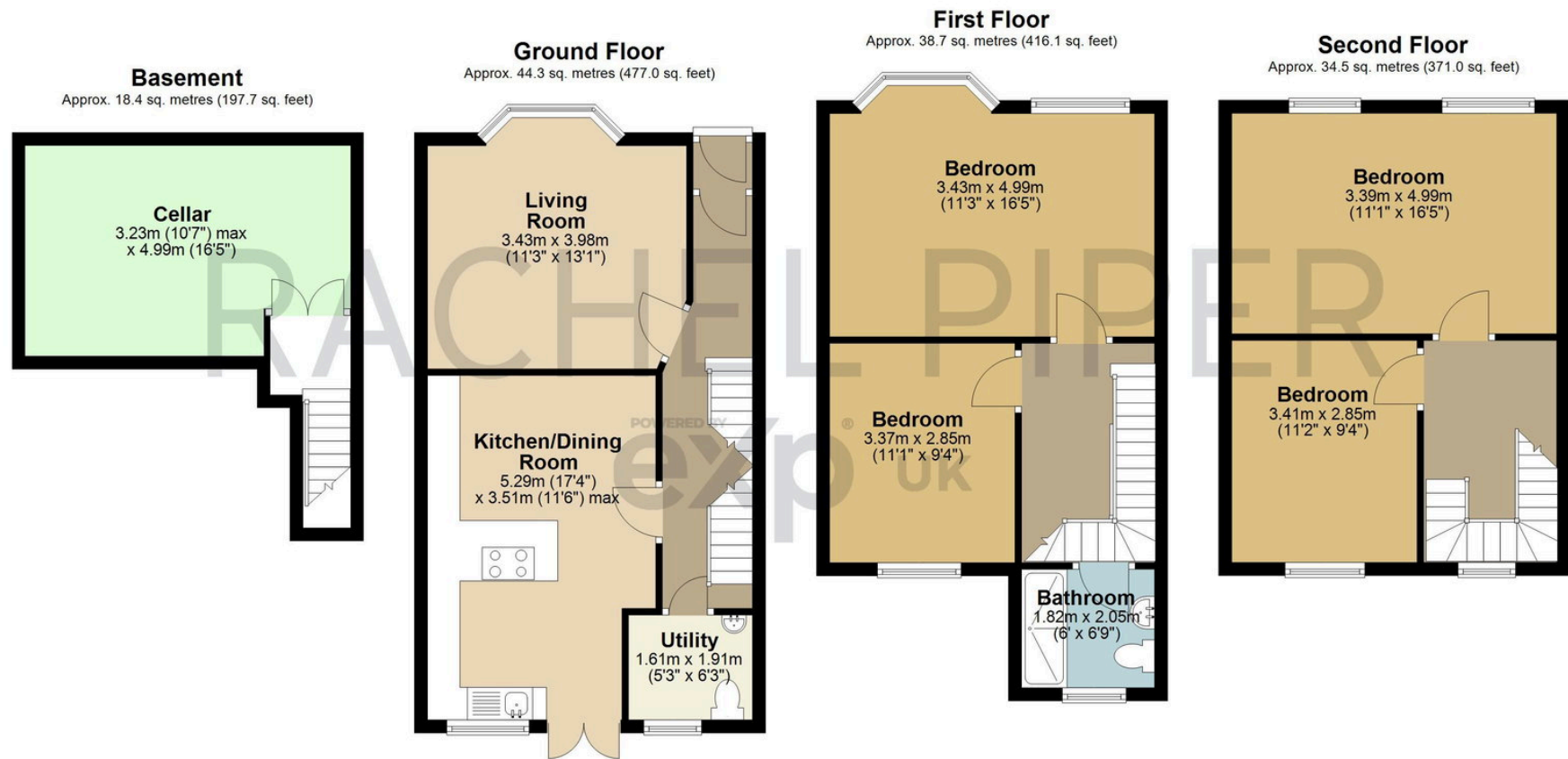
## Outside

The rear courtyard has been beautifully landscaped with a mix of flint and brickwork – a tranquil space for outdoor dining or morning coffee.

## Location

Set in a prime position with excellent access to local schools (including outstanding Ofsted options), transport links, and just a short walk to Ramsgate's beaches, Royal Harbour and the vibrant town centre. Broadstairs is within easy reach too, making this an ideal base for families and commuters alike.





Total area: approx. 135.8 sq. metres (1461.7 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.