



**37 EFFINGHAM STREET**  
**RAMSGATE, CT11 9AT**

**£350,000**  
**FREEHOLD**

Approx. 2,076 sq ft | 5 Bedrooms | Off-Street Parking | Annex | Chain-Free



## 37 EFFINGHAM STREET

- Approx. 2,076 sq ft - Chain Free • Five bedroom semi-detached period home • Excellent refurbishment opportunity • Off-street parking (rare for the area) • Beautiful Brick and flint walled garden • Walking distance to seafront & station



Set within one of Ramsgate's most historic and characterful streets, this substantial five-bedroom semi-detached home offers over 2,000 sq ft of versatile accommodation, off-street parking (a genuine rarity this close to the seafront), and a detached annex making it a compelling opportunity for families, investors or buyers seeking a sizeable coastal project.

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### Location

The location is a major highlight. Effingham Street sits just moments from the town centre and within easy reach of Ramsgate's Royal Harbour, sandy beaches and vibrant café culture. Ramsgate railway station is within walking distance, offering high-speed services to London St Pancras International in approximately 1 hour 14 minutes. Highly regarded primary and secondary schools are nearby, along with convenient access to Waitrose & Partners Ramsgate.

### Internally

The property provides generous and flexible

living space arranged over multiple floors. The ground floor includes a welcoming lounge, separate dining room and a well-proportioned kitchen, all offering clear scope for modernisation and redesign. The overall footprint lends itself perfectly to refurbishment, allowing a purchaser to create a substantial contemporary family home while retaining period character.

A standout feature is the impressive detached annex (approx. 28'5 x 12'5) with vaulted ceiling, a versatile space ideal for home working, a studio, guest accommodation or potential income (subject to any necessary consents). It opens directly onto the garden, enhancing the sense of separation and flexibility.

### Externally

The brick-and-flint walled rear garden is both private and characterful an increasingly rare find in such a central setting. To the front, the property benefits from off-street parking, a significant advantage this close to the seafront and town.

The house is offered chain-free and has been

cleared, presenting a straightforward purchase for buyers ready to undertake improvement works. While some renovation is required, the scale, layout and prime position create clear potential for value enhancement.

#### **AML & Buyer Protection Notice**

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Total area: approx. 192.9 sq. metres (2076.4 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>56</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: D Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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