



Sion House Sion Hill, Ramsgate, CT11 9JB

Offers in the region of £750,000

I challenge you to find a more desirable apartment in Ramsgate than this exceedingly classy duplex penthouse.

With three large en suite bedrooms, this property has the finest views of Ramsgates royal marina and beyond out to sea.

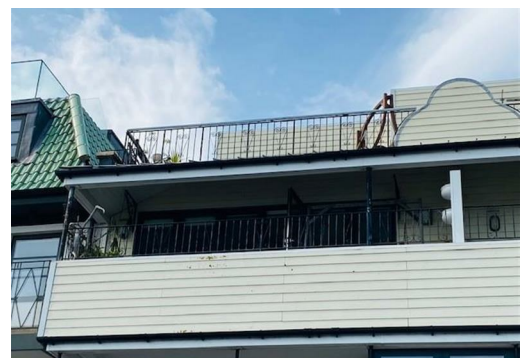
There are two magnificent terraces, one off the master bedroom and the other off the open plan living area which occupies the entire top floor with a wall of windows which open up completely making the terrace an extension of this huge living space. The array of windows and views makes it incredibly light and breathtaking when first entering. In addition there are expensive oak floors and quality fittings.

The master bedroom is reached via double doors from the hall. It too boasts a private decked balcony in addition to a luxurious en suite bathroom. The other two large double bedrooms both have their own en suite bathrooms.

Sion House occupies one of the best locations in Ramsgate being right on the sea front but only 2 minutes from Waitrose and the town centre.

This is the first time any of these desirable properties in Sion House have come onto the market so we know that interest will be high.

Please call Lovett's of Ramsgate on 01843 570305



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Master bedroom (Private Balcony) 18'11" x 14'11" (5.77 x 4.55)

Lounge 27'0" x 16'0" (8.23 x 48.77)

Kitchen area 18'11" x 14'9" (5.77 x 4.50)

Sun terrace 20'8" x 10'7" (6.30 x 3.23)

Bedroom 2 14'2" x 8'10" (4.32 x 2.69)

Bedroom 3 14'2" x 9'7" (4.32 x 2.92)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions
102-110 kWh/m ² A			102-110 kWh/m ² A
92-101 kWh/m ² B			92-101 kWh/m ² B
82-91 kWh/m ² C			82-91 kWh/m ² C
72-81 kWh/m ² D			72-81 kWh/m ² D
62-71 kWh/m ² E			62-71 kWh/m ² E
52-61 kWh/m ² F			52-61 kWh/m ² F
42-51 kWh/m ² G			42-51 kWh/m ² G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

England & Wales EU Directive 2002/91/EC