



Ellington Road, Ramsgate







# 35 Ellington Road Ramsgate Kent CT11 9SR



## Description

### Ground Floor

- Porch
- Hallway
- Cloakroom
- Lounge  
17'10 x 13'7  
(5.44m x 4.14m)

- Sitting Room  
17'10 x 13'7  
(5.44m x 4.14m)
- Dining Room  
14'7 x 12'1  
(4.45m x 3.68m)

- Kitchen/Breakfast Room  
33'1 x 13'9  
(10.08m x 4.19m)

- Utility Room  
8'5 x 5'7  
(2.57m x 1.70m)

### First Floor

- Landing
- Bedroom  
17'9 x 13'7  
(5.41m x 4.14m)

- Bedroom  
17'9 x 13'7  
(5.41m x 4.14m)

- Bedroom  
14'1 x 12'2  
(4.29m x 3.71m)

- Bedroom  
13'1 x 9'3  
(3.99m x 2.82m)

- Bedroom/Study  
9'2 x 6'11  
(2.79m x 2.11m)

- Family Bathroom

### Second Floor

- Bedroom  
18'1 x 11'9  
(5.51m x 3.58m)

- En-suite Shower Room

### Basement Level

- Storage Area  
11'8 x 3'6  
(3.56m x 1.07m)

- Storage Area 2  
14'8 x 4'6  
(4.47m x 1.37m)

- Storage Area 3  
14'8 x 7'3  
(4.47m x 2.21m)

### External

- Rear Garden
- Off Street Parking



## Property

Situated along the popular Ellington Road, is this imposing six bedroom detached family home recently extended and renovated to an extremely high standard by the current owners whilst maintaining a wealth of character and original features. From the high skirting to the working fireplaces and high ceilings also the sash windows have been all recently replaced within keeping of the property.

Set back from the road the property has an entrance porch leading to an impressive hallway, to the front of the property is a good size formal living room with a beautiful fireplace and bay window, behind this is another more relaxed lounge area plus a further reception room/dining room creating extremely versatile living accommodation. To the rear of the property is a fabulous open plan kitchen/breakfast room extension ideal for family life, with a large kitchen island and bi folding doors to the garden allowing light to flood into the room. There is also a separate utility room and cloakroom. The hallway also has stairs leading down to the basement divided into three areas, ideal for storage.

To the first floor there are four double bedrooms, two with sea view glimpses and fireplaces and a further single bedroom/study. The wonderful main family bathroom boasting separate freestanding bath and walk-in shower can be accessed via the landing or the rear bedroom. There is a second set of stairs here that lead straight down to the kitchen. The top floor adds a further double bedroom with elevated sea views and a wet room meaning the top floor would be the ideal self-contained living space for a relative, guest, or older child.

Externally there is a good size rear garden with walled perimeters, a paved patio area ideal for al fresco dining and the rest laid to lawn, with access to off street parking from Duncan Road.



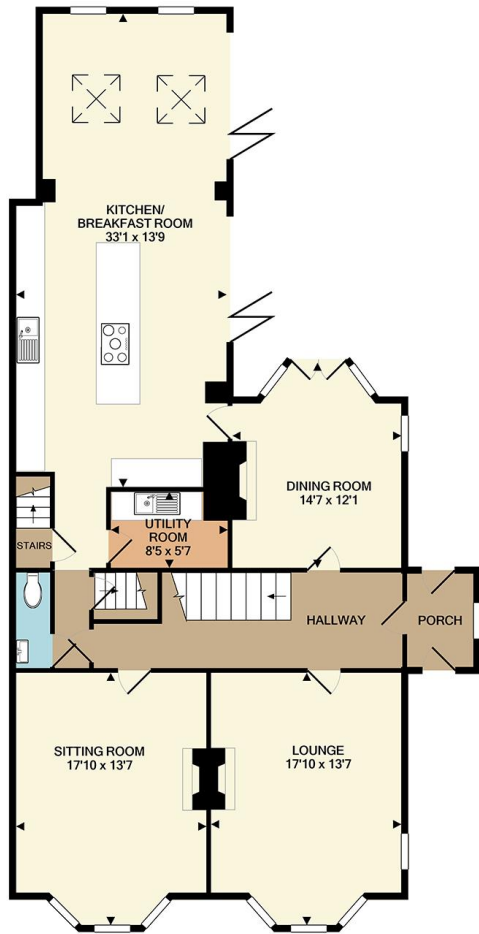
## Location

Ramsgate is situated on the southerly aspect of the Isle of Thanet and benefits the country's only Royal Harbour, its status being granted by King George 1V in 1821. The distinctive and beautiful harbour has a vibrant yachting community alongside some commercial activity and was where the Little Ships evacuation of Dunkirk set out from in 1940. The town is enjoying something of a Renaissance with its large amount of Grade II Listed property, many set within elegant Regency squares, or overlooking the sea, others with links to or influenced by the architect Augustus Pugin. In recent years the Royal Harbour has seen many restaurants, cafes and bars emerge alongside quirky independent retail outlets, some utilising the arches on the quayside beneath Royal Parade.

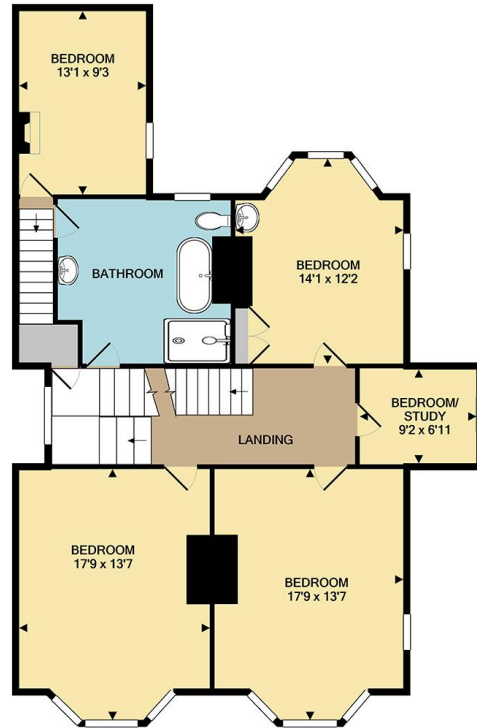
The town is steeped in history with associations to many well-known figures including Queen Victoria, Karl Marx and Vincent Van Gogh as well as having a fascinating network of tunnels beneath the main centre.

The fortunes of the town have been hugely assisted by the recent addition of a high-speed rail link to London St Pancras making a commute for many a viable option.





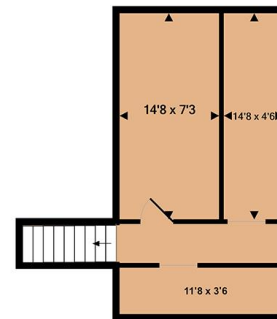
GROUND FLOOR  
APPROX. FLOOR  
AREA 1372 SQ.FT.  
(127.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1080 SQ.FT.  
(100.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 271 SQ.FT.  
(25.2 SQ.M.)



BASEMENT LEVEL  
APPROX. FLOOR  
AREA 271 SQ.FT.  
(25.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2995 SQ.FT. (278.2 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		50	
(39-54) <b>E</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	



14 Lower Chantry Lane, Canterbury, Kent CT1 1UF  
**Tel: 01227 499000**  
 Email: [exclusive@milesandbarr.co.uk](mailto:exclusive@milesandbarr.co.uk)

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