



15 Penshurst Road, Ramsgate  
£549,995



# 15 Penshurst Road

Ramsgate, Ramsgate

This lovely terraced period property is situated along the ever popular Penshurst Road. The property offers charm and character throughout, and has areas within home perfect for adding your own stamp as the new owner of this period family home. Step through the front door and into the entrance hallway to be greeted by high ceilings and original feature moldings. To the front of the property is a spacious open plan kitchen/diner with bay window and wooden flooring, and feature fireplace and ceiling roses. To the rear of the kitchen, leading to the garden. Furthermore, off the hallway is another reception room, which would make a lovely sitting room overlooking the rear garden. On the first floor half landing is a bathroom (with WC only, no suite), with the first floor offering a double bedroom with wooden flooring, and the main generous double bedroom (currently used as a living room) with wood burner and wooden floors. The top floor half landing offers a lovely three piece bathroom, and the top floor itself adds two more double bedrooms. The private courtyard rear garden is mainly laid to lawn with shrubs, and leads to the impressive double garage. Just a short walk to the seafront, Royal Harbour and town centre, along with excellent transport links via road and train, this stunning example of a family home is sure to be in high demand. An early internal viewing is highly recommended!

Tenure: Freehold

- Stones Throw to Seafont
- Double Garage
- Period Property
- Four Bedroom Terraced Home
- Some Areas in Need of Modernisation





### Entrance

### Kitchen / Diner

Dimensions: 3.94m x 3.94m (12'11 x 12'11).

### Lean To

Dimensions: 3.12m x 2.95m (10'3 x 9'8).

### First Floor

### Lounge

Dimensions: 5.94m x 4.62m (19'6 x 15'2).

### Bedroom

Dimensions: 3.94m x 3.94m (12'11 x 12'11).

### Bathroom

Dimensions: 3.02m x 3.00m (9'11 x 9'10).

### Second Floor

### Bathroom

Dimensions: 3.23m x 2.95m (10'7 x 9'8).

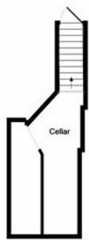
### Bedroom

Dimensions: 3.94m x 3.68m (12'11 x 12'1).

### Bedroom

Dimensions: 5.72m x 3.51m (18'9 x 11'6).

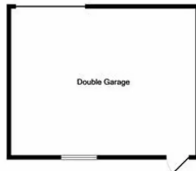




BASEMENT LEVEL  
APPROX. FLOOR  
AREA 13.5 SQ.M.  
(140 SQ.FT.)



TOTAL APPROX. FLOOR AREA 236.1 SQ.M. (2541 SQ.FT.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error. Dimensions to lines shown. This plan is for general purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee will be given as to their operability or efficiency can be given.  
 Made with Metropix (2023)



GROUND FLOOR  
APPROX. FLOOR  
AREA 112.2 SQ.M.  
(1208 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 57.5 SQ.M.  
(619 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 53.3 SQ.M.  
(574 SQ.FT.)

# Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)