



## 5 Royal Road, Ramsgate

Guide Price £835,000

# 5 Royal Road

Ramsgate, Ramsgate

NO FORWARD CHAIN - STUNNING GRADE II LISTED FAMILY HOME - CLOSE TO THE SEA FRONT

This is a stunning grade II listed terrace home, situated just a short walk from the seafront, which has living accommodation comprising of an entrance hallway, large living/dining area with a bay aspect and feature fireplace, which opens out onto a modern fitted kitchen area and there is a shower-room on this floor. On the lower ground floor the property boasts a unique and superb diner-style kitchen/dining area with access to street level from the front and a separate utility area to the rear.

On the first floor the property boasts two bedrooms, including a superb-sized master bedroom, currently used as a formal lounge with a feature fireplace and French doors out onto the good-sized balcony, with stunning sea views. On the second floor the property boasts a further two good-sized bedrooms, one to the front and one to the rear, and a family bathroom between. On the third floor this lovely home has two further bedrooms in the eaves.

Externally, to the front elevation, this home benefits from a paved garden area and a low-maintenance rear garden, with an access point.

- Close to the Sea Front
- No Forward Chain
- Must View Property
- Stunning Family Home
- Two Bathrooms
- Grade II Listed
- Six Bedrooms





## Ground Floor

### Entrance Hall

### Dining/Living Room

Dimensions: 4.70m x 3.78m (15'5 x 12'5).

### Kitchen

Dimensions: 3.73m x 3.38m (12'3 x 11'1).

### Shower Room

## Lower Ground Floor

### Family/Dining Room

Dimensions: 7.72m x 4.95m (25'4 x 16'3).

### Kitchen Area

Dimensions: 3.38m x 2.62m (11'1 x 8'7).

### Utility Room

Dimensions: 2.16m x 1.96m (7'1 x 6'5).

## First Floor

### Living Room/Bedroom

Dimensions: 4.95m x 3.99m (16'3 x 13'1).

### Balcony

### Bedroom

Dimensions: 3.73m x 3.38m (12'3 x 11'1).

## Second Floor

### Bedroom

Dimensions: 4.17m x 3.99m (13'8 x 13'1).

### Bathroom

### Bedroom

Dimensions: 3.38m x 2.18m (11'1 x 7'2).

## Third Floor





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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)