



28 Abbots Hill, Ramsgate
£480,000



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Ramsgate, Ramsgate

GRADE II LISTED GEORGIAN HOME IN RAMSGATE TOWN CENTER! Miles and Barr are delighted to bring this beautiful Grade II listed home to the market. Internally the home offers plenty of space, with a kitchen and separate dining room on the lower ground floor and a W/C / wet room on the half landing. The ground floor offers a wonderful sitting room with an original fireplace, and a second reception room. There is also a walk-in cellar accessible from the dining room. The kitchen has also been recently renovated with built in appliances. On the first floor there is the master bedroom and family bathroom, and the top floor has two further double bedrooms, with the rear room offering spectacular views across Ramsgate and towards the sea. The home also benefits from a wealth of original features, central town location and a private rear garden. Council Tax band: C

Tenure: Freehold

- Character Property
- Central Location
- Private Garden
- Four Bedrooms
- Grade II Listed





Ground Floor

Dining Room

Dimensions: 4.34m x 3.45m (14'03 x 11'4).

Kitchen

Dimensions: 4.60m x 3.25m (15'1 x 10'8).

WC

Dimensions: 1.35m x 0.91m (4'05 x 3'00).

Lower Ground Floor

Living Room

Dimensions: 4.01m x 3.68m (13'02 x 12'01).

Sitting Room / Bedroom Four

Dimensions: 3.25m x 3.07m (10'08 x 10'01).

First Floor

Bathroom

Dimensions: 3.28m x 3.12m (10'09 x 10'03).

Bedroom One

Dimensions: 4.83m x 3.96m (15'10 x 13'00).

Second Floor

Bedroom Two

Dimensions: 4.47m x 3.33m (14'08 x 10'11).

Bedroom Three

Dimensions: 3.20m x 3.10m (10'06 x 10'02).

External

Rear Garden



LOWER GROUND FLOOR
35.7 sq.m. (384 sq.ft.) approx.

GROUND FLOOR
36.6 sq.m. (394 sq.ft.) approx.

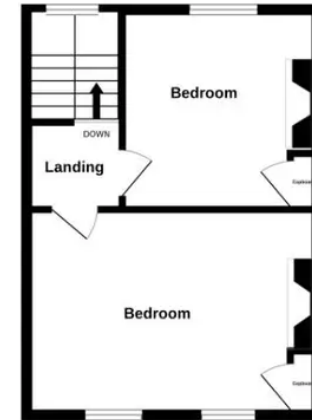
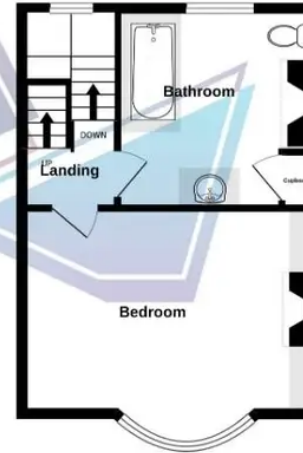
1ST FLOOR
31.5 sq.m. (339 sq.ft.) approx.

2ND FLOOR
30.5 sq.m. (328 sq.ft.) approx.



TOTAL FLOOR AREA : 134.2 sq.m. (1445 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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