



25 Sycamore Grange, Ramsgate  
£350,000

# 25 Sycamore Grange

Ramsgate, Ramsgate

This property is available with a NO DEPOSIT option. Four Bedroom Home Moments from Train Station... Miles & Barr are delighted to bring to the market this four-bedroom home in a popular area of Ramsgate. Accommodation is arranged over three floors, making it a very versatile home, with the current layout comprising: entrance hall, shower room with WC, double bedroom, and access to the rear garden. Upstairs on the first floor is the kitchen/diner, generous L shaped lounge and dining room. On the second floor there are three bedrooms, with the main bedroom benefiting from an en-suite shower room with WC. Gas central heating. Externally the property has off road parking to the front for two vehicles, to the rear is a lovely garden, mainly laid to patio, with mature shrubs, grape vines, and rear access. Located in the Dumpton area this home is within walking distance of local amenities, good schooling, King George VI Park, Broadstairs, as well as excellent transport links via bus and train offering high speed links to London, making the home suitable for all your needs. This property will be in high demand due to its great location, and proximity to the train station. For your chance to view this lovely home, call Miles & Barr today!

Tenure: Freehold

- Four Bedroom Home
- Off Road Parking
- Moments from Train Station





### Entrance

### Bedroom One

Dimensions: 3.81m x 3.18m (12'6 x 10'5).

### Shower Room

Dimensions: 2.36m x 0.76m (7'9 x 2'6).

### First Floor

### Lounge

Dimensions: 4.45m x 3.66m (14'7 x 12'0).

### Dining Room

Dimensions: 2.92m x 2.31m (9'7 x 7'7).

### Kitchen

Dimensions: 4.37m x 2.31m (14'4 x 7'7).

### Second Floor

### Bedroom Two

Dimensions: 4.06m x 2.64m (13'4 x 8'8).

### En Suite

Dimensions: 1.68m x 1.63m (5'6 x 5'4).

### Bedroom Three

Dimensions: 3.30m x 2.39m (10'10 x 7'10).

### Bedroom Four

Dimensions: 2.57m x 2.36m (8'5 x 7'9).

### Bathroom

Dimensions: 1.96m x 1.68m (6'5 x 5'6).

### External

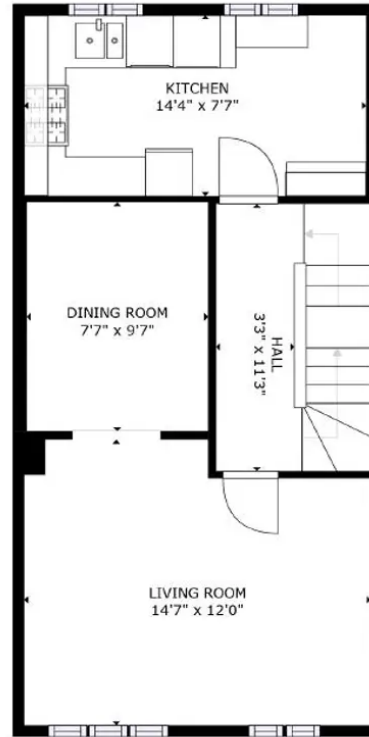
### Rear Garden

### Garage

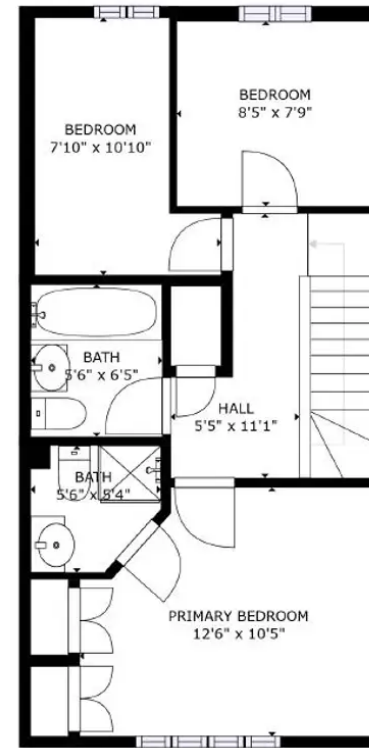




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 278 sq. ft, FLOOR 2: 432 sq. ft  
 FLOOR 3: 436 sq. ft  
 TOTAL: 1146 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# 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)