



40 Whitehall Road, Ramsgate  
£349,995



# 40 Whitehall Road

Ramsgate,

Miles and Barr are delighted to bring to the market this three bedroom semi-detached home located in a popular area of Ramsgate. This property is within easy reach of the town centre, seafront and harbour, great schools at all levels plus excellent transport links by road and train, including the high speed link to London, making this home ideally situated for all your needs.

This home is beautifully presented throughout, having undergone home improvements in the current owners time here, offering extended accommodation comprising; entrance hall, large open plan lounge/dining area with wood burner, leading to the conservatory to the rear. The side extension houses the large kitchen/diner, and there's a family bathroom to the ground floor. Upstairs to the first floor there are two double bedrooms, one with brick feature fireplace, a single bedroom, and newly fitted shower room. Externally to the rear is a very large garden mainly laid to lawn, with patio area, and a large workshop, whilst to the front of the property is the potential for off street parking (planning permitted).

These property details are yet to be signed off by the vendor.

- Beautifully Presented Throughout
- Extended Downstairs Living
- Large Rear Garden with Workshop
- Three Bedrooms, Two Reception Rooms and Two Bathrooms
- Potential for Off Road Parking (Planning Permitted)
- Close to Train Station







## Ground Floor

### First Floor

#### Lounge

12' 11" x 11' 1" (3.94m x 3.38m)

#### Kitchen/Diner

11' 2" x 22' 12" (3.4m x 7.01m)

#### Conservatory

11' 2" x 9' 11" (3.4m x 3.02m)

#### Bathroom

8' 9" x 5' 11" (2.67m x 1.8m)

#### Shower Room

6' 4" x 5' 5" (1.93m x 1.65m)

### First Floor

#### Bedroom One

13' 9" x 9' 4" (4.19m x 2.84m)

#### Bedroom Two

10' 12" x 8' 12" (3.35m x 2.74m)

#### Bedroom Three

9' 7" x 6' 6" (2.92m x 1.98m)





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 702 sq. ft, FLOOR 2: 412 sq. ft  
TOTAL: 1114 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)