



## 61 Addington Street, Ramsgate

In Excess of £725,000



# 61 Addington Street

Ramsgate, Ramsgate

NO FORWARD CHAIN - DOUBLE EXTENDED FAMILY HOME  
- IMMACULATE HIGH END FINISH THROUGH OUT.

Introducing this exceptional four bedroom town house nestled in the highly sought-after Addington Street, which impresses with its immaculate presentation and superior finish. Offering no forward chain, this meticulously maintained property promises a luxurious and modern living experience, ideally situated only 80 meters from the clifftop overlooking Ramsgate's Royal Harbour and the English Channel.

Upon entry, one is greeted with an inviting ambience that seamlessly blends stylish design with a warm and welcoming atmosphere. The stunning double extension to the rear adds a generous amount of living space, providing the perfect setting for entertaining family and friends. The bi-folding doors effortlessly connect the interior with the rear garden, allowing for a harmonious flow of natural light.

Further enhancing the comfort of this remarkable residence, underfloor heating has been installed, ensuring discreet warmth all year round. Adding a touch of sophistication are the attractive wooden shutter blinds that adorn the windows, allowing for optimal privacy and light control.

The modern bathroom is a true masterpiece, boasting a lavish roll-top bath and exquisite marble tiles, creating a relaxing haven to unwind in at the end of a long day. Accompanying this opulent suite, two additional bathrooms, which are en-suite, provide convenience and luxuriousness for all family members and guests.







### Entrance

Leading to

### Lower Ground Floor

Leading to

### Kitchen/Breakfast Room

23' 11" x 15' 0" (7.29m x 4.58m)

### Utility Room

Utility and WC

### Ground Floor

Leading to

### Living Room

18' 11" x 13' 9" (5.77m x 4.20m)

### Snug

13' 6" x 9' 8" (4.11m x 2.95m)

### First Floor

### Bedroom

10' 11" x 9' 8" (3.32m x 2.94m)

### Bathroom

Family Bathroom

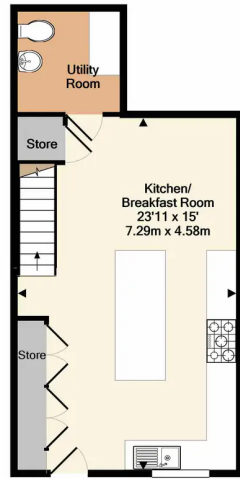
### Bedroom

15' 3" x 12' 3" (4.64m x 3.74m)

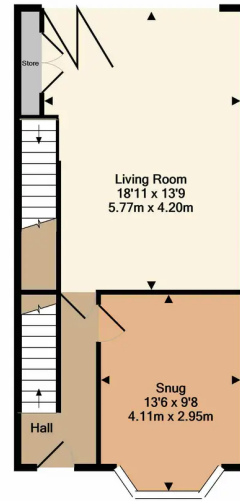
### En-Suite

Shower

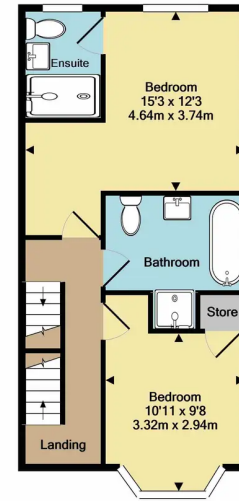




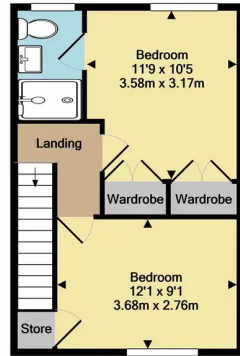
BASEMENT LEVEL  
APPROX. FLOOR  
AREA 411 SQ.FT.  
(38.2 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 471 SQ.FT.  
(43.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 471 SQ.FT.  
(43.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 348 SQ.FT.  
(32.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1700 SQ.FT. (157.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2023

## Miles & Barr Exclusive Homes

14 Lower Chantry Lane, Canterbury - CT1 1UF

01227 499 000

[exclusive@milesandbarr.co.uk](mailto:exclusive@milesandbarr.co.uk)

[www.milesandbarr.co.uk/](http://www.milesandbarr.co.uk/)

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)