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Property brochure



GUILDFORD LAWN
RAMSGATE
KENT
CT11 9AZ

Price: £550,000

5 Bedrooms

2 Receptions

3 Bathrooms

EPC D

Tenure FREEHOLD
Council Tax D



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The Property

This beautiful Grade II listed house is situated at Guildford Lawn in Ramsgate, in a sought after terrace of properties right in the town centre with everything you could need within walking distance. The house faces Ramsgate's iconic library building and Clarendon House Grammar School and is within walking distance of Ramsgate station with the high speed link to London, and the seafront & Royal Harbour. The famous British actor Will Hay lived at this house and there is a blue commemorative plaque on the front of the property in memory of him. The accommodation is arranged over 4 floors where you will find an abundance of period features including original fireplaces, stripped floorboards, sash windows and much more. The lower ground floor also has 2 large vaults under the pavement to the front which have permission to be converted to a large bathroom and utility room. The house has a pretty walled courtyard garden. There is a lovely balcony on the top floor where there are far reaching views across the rooftops of Ramsgate and out to sea. Call us today to book your viewing of this superb family home!

Location

Guildford Lawn is a sought after location right in the centre of Ramsgate with everything you could need within walking distance including Waitrose, the station with a high speed link to London, primary and secondary schools, the Royal Harbour, many cafes and restaurants and glorious sandy beaches.

Accommodation

LOWER GROUND FLOOR:

2 x vaults	
Dining room:	16'0" (4.88m) x 12'0" (3.66m)
Kitchen:	9'0" (2.74m) x 6'0" (1.83m)
Bedroom:	12'0" (3.66m) x 12'0" (3.66m)

En-suite wet room

GROUND FLOOR:

Double aspect lounge	25'0" (7.62m) x 12'0" (3.66m)
Office:	9'0" (2.74m) x 7'0" (2.13m)

WC

FIRST FLOOR:

Bedroom 1:	16'0" (4.88m) x 12'0" (3.66m)
Jack & Jill Bathroom	
Bedroom 4:	10'0" (3.05m) x 7'0" (2.13m)


SECOND FLOOR:

Bedroom 2:	11'0" (3.35m) x 10'0" (3.05m)
Balcony	
Bedroom 3:	11'0" (3.35m) x 10'0" (3.05m)

Shower room

OUTSIDE:

Walled courtyard to rear. No parking
01843 590900

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Key Features

- 5 bedroom period property
- Grade II listed building
- Town centre location
- Well presented throughout
- Enclosed courtyard garden
- Flexible living/working accommodation



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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0021577/20231030/KWDP

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