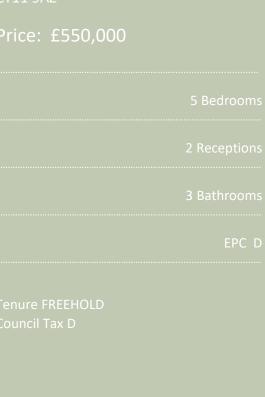


## Property brochure











Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



# Property brochure

















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	

www.oakwoodhomes.biz

Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD





### Property brochure

Key Features

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

Need a mortgage ..?

For impartial advice, why not talk to one of our qualified mortgage advisors?





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







01843 590900

www.oakwoodhomes.biz

Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

akwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD