



GARELOCH
37 VICTORIA PARADE
RAMSGATE



Oakwood[®]
Prestige & Country

GARELOCH | 37 VICTORIA PARADE | RAMSGATE | KENT | CT11 8AJ

 3

 2

 2

 1.4 miles



What a location! Situated on Ramsgate's Victoria Parade and therefore enjoying direct channel view to France on a clear day we are delighted to bring to the market this 3 bedroom detached house. Built in the mid 20th century, the property is a double fronted detached dwelling and sits on an impressive plot. The accommodation is generous in size and proportions and provides lounge, dining room, kitchen, utility room and downstairs shower room, whilst to the first floor there are 3 double bedrooms and a family bathroom. Having been in the same family for some years the property is now ready for some upgrading and the new buyer is likely to take advantage of the size of the plot to extend and remodel the existing property subject to the necessary planning consents. The rear garden extends to approximately 100' (30.48m) x 60' (18.29m) and within the rear garden there is a large workshop with artist studio above. The property is offered with no onward chain.



- DIRECT SEA VIEWS
- LARGE PLOT
- 3 BEDROOM DETACHED HOUSE
- POTENTIAL TO EXTEND SUBJECT TO PP
- LOVELY SIZE GARDENS
- WORKSHOP WITH ART STUDIO ABOVE

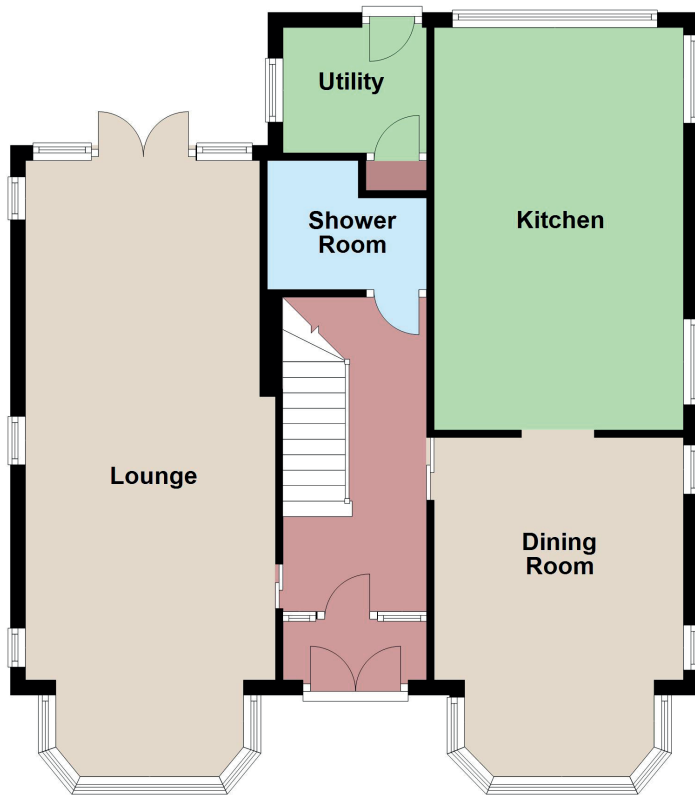


LOCATION

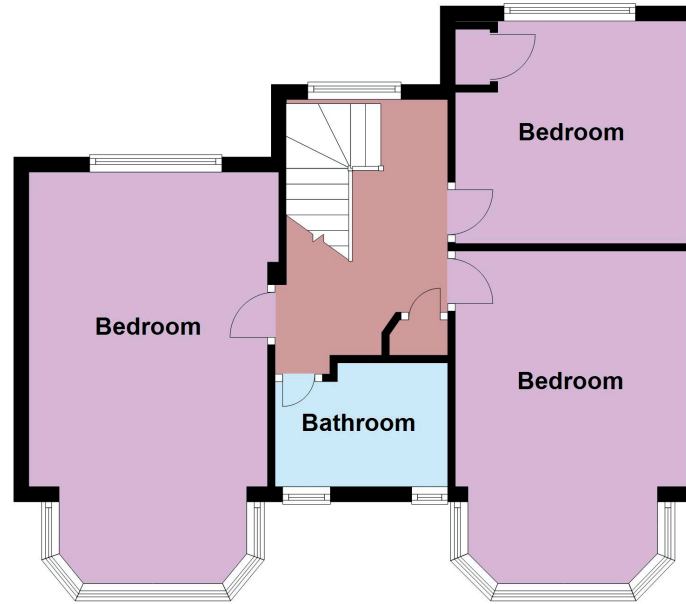
With its resplendent Marina and wide promenades and parks, Ramsgate has a long history as a popular seaside resort. Today the town is a bustling hive of activity and offers a wonderful seaside location with strong road and rail links to London facilitating many to move out of the capital and still have access to work. From the nature reserve at Pegwell Bay in the West through to Ramsgate Sands the coastline offers a variety of outlets whatever your interests.



Ground Floor



First Floor



Ground floor

Shower room & wc: 6'09" (2.06m) x 5'07" (1.70m)
 Lounge: 25'09" (7.85m) x 11'00" (3.35m)
 Dining room: 15'06" (4.72m) x 10'10" (3.30m)
 Kitchen: 18'04" (5.59m) x 10'10" (3.30m)
 Utility: 7'01" (2.16m) x 5'06" (1.68m)

First floor

Bedroom: 17'09" (5.41m) x 10'06" (3.20m)
 Bedroom: 14'03" (4.34m) x 11'00" (3.35m)
 Bedroom: 11'00" (3.35m) x 9'03" (2.82m)
 Bathroom: 7'06" (2.29m) x 5'04" (1.63m)

Exterior

To the front the property has twin lawns and a driveway that leads to a detached garage. The rear garden is approximately 100' x 60' (18.29m) and has a large patio area, ornamental pond, lawn and borders. There is a further walled off area in which is sited a large workshop with art studio over

EPC Rating D
 Council Tax Band E
 what3words ///luxury.beans.forest

Price Guide £840,000



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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Oakwood Prestige & Country for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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