



- A Handsome Town House
- Arranged Over Four Floors
- Four Bedrooms, Four Reception Rooms
- Well Planned Kitchen
- Chain Free
- Viewing Essential

## 154 Grange Road, Ramsgate, CT11 9PR

£375,000

\*1700 sq ft\* A handsome town house retaining charm and character situated in a well regarded area of Ramsgate. Ellington park is just across the road, as are a good selection of shops as well as Tesco Express. The Cliff tops are around a ten minute walk where you will find steps as well as a slope leading to the sandy beach. A versatile layout with potentially four bedrooms plus four reception rooms plus two bathrooms, a very useful utility, plus a well planned kitchen and a utility room and a lawned private garden. The property is arranged over four floors and is more than able to accommodate the larger family. The property is available as a chain free purchase and has both gas central heating as well as double glazing.

# Property Description

## THE PROPERTY

A handsome town house retaining charm and character situated in a well regarded area of Ramsgate. Ellington park is just across the road, as are a good selection of shops as well as Tesco Express. The Cliff tops are around a ten minute walk where you will find steps as well as a slope leading to the sandy beach. A versatile layout with potentially four bedrooms plus four reception rooms plus two bathrooms, a very useful utility, plus a well planned kitchen and a utility room and a lawned private garden. The property is arranged over four floors and is more than able to accommodate the larger family. The property is available as a chain free purchase and has both gas central heating as well as double glazing.

## ENTRANCE HALLWAY

Entrance is via a glazed and panelled entrance door into hallway, plaster cobbles, stairs to 1st floor, dado rail, doors to:-

## SITTING ROOM

11' 4" x 11' 4" (3.45m x 3.45m) Picture rail, double radiator, two wall light points, double glazed window to front, TV point, Timber fire surround, arch way to dining room.

## DINING ROOM

11' 5" x 9' 7" (3.48m x 2.92m) Original coved ceiling, picture rail, large radiator, double glazed door to garden, original wooden shutters to the side.

## KITCHEN

11' 11" x 7' 9" (3.63m x 2.36m) Measurements include a range of fitted base units with space and plumbing for a slimline dishwasher and an under unit fridge, work surface over insert with a stainless steel sink and mixer tap, space for gas cooker, double glazed window, double glazed door to garden, stainless steel chimney style filter hood, door to cupboard housing wall mounted gas boiler.

## STAIRS DOWN TO LOWER LEVEL

## RECEPTION ROOM

11' 0" x 11' 9" (3.35m x 3.58m) Coved ceiling, double glazed window, glazed and panelled door to front with external steps up to the pavement level, double radiator, two wall light points, archway leading through to:-

## RECEPTION ROOM

12' 6" x 11' 1" (3.81m x 3.38m) Coved ceiling, double radiator, double glazed window, built in airing cupboard housing a pre lagged hot water tank, door to:-

## UTILITY ROOM

7' 2" x 5' 7" (with stainless steel sink and drainer, ceramic tiled splashback's, matching wall units, ceiling down lighters, ceramic tiled flooring, door to:-

## BATHROOM

Bathroom suite comprising of a panelled bath, low-level WC, pedestal, wash basin, ceramic tiled splashback's, double glazed window, extractor fan, shaver light point, ceramic tiled flooring, double radiator.





#### FIRST FLOOR LANDING

Double glazed window on mezzanine level, dado rail, radiator, under stairs cupboard, stairs to 2nd floor, doors to:-

#### BEDROOM

18' 11" x 11' 3" (5.77m x 3.43m) Coved ceiling, two double glazed windows to front, two double radiators, picture rail, chimney recess, two built in ward robes.

#### BEDROOM

11' 4" x 9' 8" (3.45m x 2.95m) Coved ceiling, double glazed window, radiator, TV point, built-in storage cupboard.

#### BATHROOM

Panelled bath with mixer shower, taps, low-level WC, pedestal wash basin, corner glazed shower enclosure fitted with a thermostatically controlled shower fitment, double glazed window, double radiator.



#### SEPARATE WC

Low-level WC, double glazed window, access to loft space.

#### SECOND FLOOR LANDING

Double glazed window, coved ceiling, dado rail, access to loft, doors to:-

#### BEDROOM

18' 10" x 11' 4" (5.74m x 3.45m) Coved ceiling two double glazed windows to front, double radiator.

#### BEDROOM

13' 5" x 11' 5" (4.09m x 3.48m) Maximum measurements room is L shaped, coved ceiling, dado rail, radiator, double glazed window, built in ward robe with hanging rail.

#### REAR GARDEN

Accessed from the reception room and the kitchen, step down onto a patio area with steps down onto a lawn, planted borders, set within fenced perimeters, pedestrian gateway to side alleyway.



#### MEASUREMENTS

All measurements are for general purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of effort. 2.18m x 1.7m) Measurements include a range of fitted base units, work surface inset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of any offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.


The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

#### COUNCIL TAX

Local Authority - Thanet District Council

Council Tax Band C Council Tax Cost (EPA) £2,049.47

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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152 Northdown Road, Cliftonville,  
Margate, Kent, CT9 2QN

www.thomasjackson.biz  
01843 221000  
sales@thomasjackson.biz

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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