



8 The Downs, Royal Esplanade, Ramsgate, CT11 0EZ

£295,000

- Sea Views Plus Balcony
- Viewing Essential
- Generous room sizes
- Rarely Available
- Two Garages
- Chain Free
- Gas Central Heating And Double Glazing

A rarely available, sea view apartment set on the highly regarded Royal Esplanade of Ramsgate's west diff. The property enjoys far reaching views over the English Channel and Pegwell bay, on a dear day the diff tops of France are very visible. The property has elegantly proportioned rooms with a superb 23ft reception room with access onto the balcony and a large, double glazed window to make the very most of the view. There are two double bedrooms, both with large windows, the master having a range of built in wardrobes. The kitchen is well planned and offers an abundance of storage and working space, not to mention double oven and fitted hob. There is also a family bathroom as well as a shower room and WC nestled between the two bedrooms. The property also benefits from a spacious landing with two generous storage cupboards. There are no communal landings or doorways to contend with here, the property has private access and staircase leading directly to the first floor. To the rear are two garages that are accessed from Watchester Road. The property is available chain free, has gas central heating as well as double glazing. There is also the benefit of being Freehold, an internal viewing is essential.



Property Description

THE PROPERTY

A rarely available, sea view apartment set on the highly regarded Royal Esplanade of Ramsgate's west cliff. The property enjoys far reaching views over the English Channel and Pegwell Bay, on a clear day the cliff tops of France are very visible. The property has elegantly proportioned rooms with a superb 23ft reception room with access onto the balcony and a large, double-glazed window to make the very most of the view. There are two double bedrooms, both with large windows, the master having a range of built-in wardrobes. The kitchen is well planned and offers an abundance of storage and working space, not to mention double oven and fitted hob. There is also a family bathroom as well as a shower room and WC nestled between the two bedrooms. The property also benefits from a spacious landing with two generous storage cupboards. There are no communal landings or doorways to contend with here, the property has private access and stairs leading directly to the first floor. To the rear are two garages that are accessed from Watchester Road. The property is available chain free, has gas central heating as well as double glazing. There is also the benefit of being Freehold, an internal viewing is essential.

ENTRANCE HALLWAY

Access to the property is via a double glazed entrance door to the private hallway and stairs that lead to the first floor.

LANDING

Double glazed window, glazed door, access to loft space, radiator, two large storage cupboards, doors to:-

SITTING ROOM

23' 01" x 13' 0" (7.04m x 3.96m) Coved ceiling, large double glazed window offers unobstructed sea views, double glazed door opens to the balcony, two radiators, TV point, internal window.

BATHROOM WC

Panel bath, low level WC, pedestal wash basin, ceramic tiling, double glazed window, double radiator.

KITCHEN

10' 0" x 9' 01" (3.05m x 2.77m) Measurements include a range of base units that incorporate space for washing machine, fridge freezer and under unit fridge. Work surface over is inset with a stainless-steel circular sink and drainer with mixer taps over plus a four burner gas hob, tiled splash backs, wall mounted gas boiler, double electric oven to eye level, double glazed





window, matching wall cupboards.

BEDROOM ONE

13' 02" x 12' 01" (4.01m x 3.68m) Coved ceiling, double glazed windows with direct sea views, radiator, TV point, plenty of built in storage and wardrobes.

BEDROOM TWO

13' 0" x 9' 02" (3.96m x 2.79m) Coved ceiling, double glazed window, radiator.

SHOWER ROOM

Corner shower enclosure with an electric shower, low level WC and a pedestal wash basin, small double-glazed window, radiator.

TWO GARAGES

There are two garages in a block to the rear of the property, access is from Watchester Avenue.

MEASUREMENTS

All measurements are for general guidance 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 error.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an 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

LEASE DETAILS

We understand that the title of this property is Freehold.

ANTI MONEY LAUNDERING

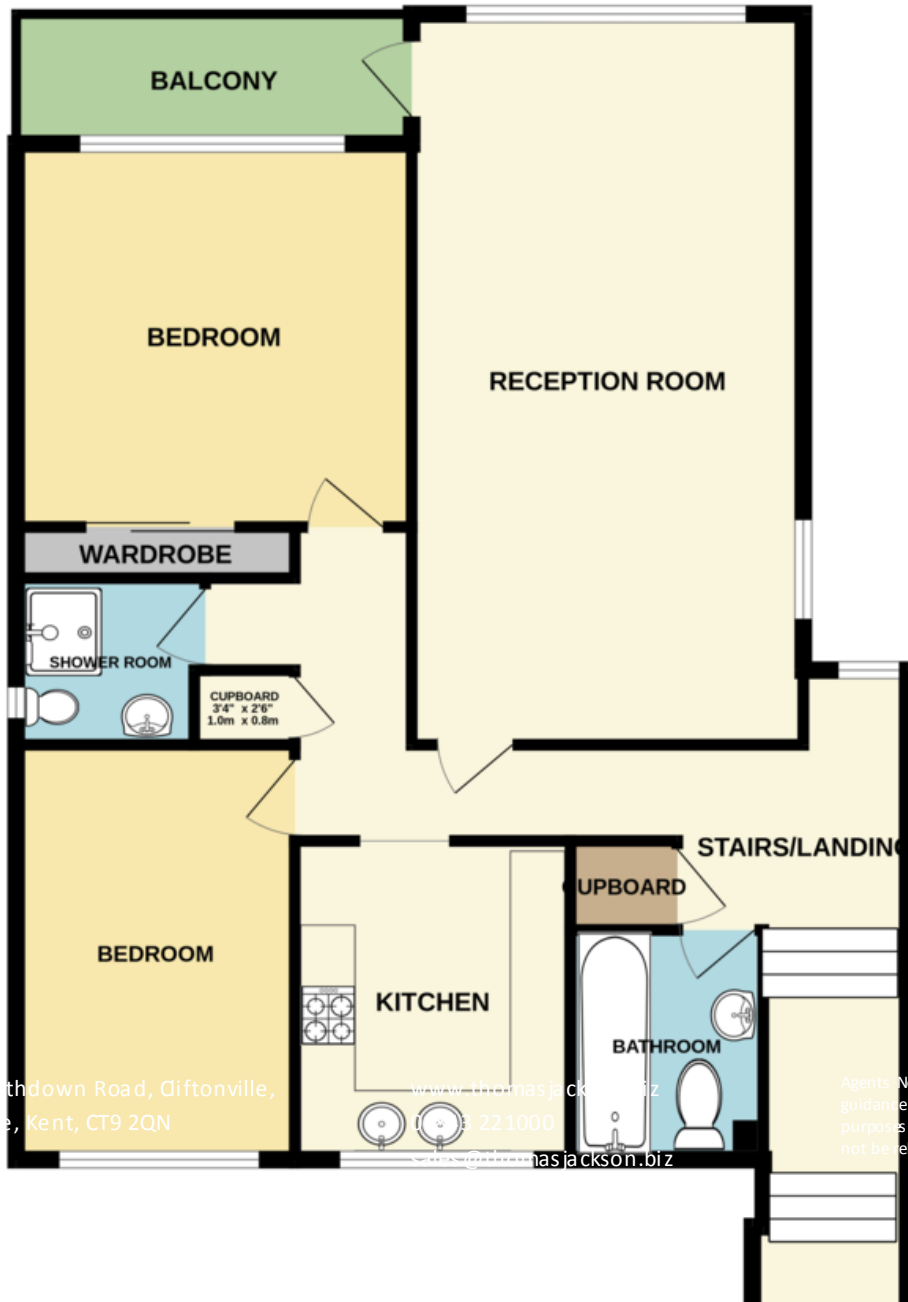
AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.

COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band D Council Tax Cost (£PA) £2,305.65

GROUND FLOOR



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

rightmove

Zoopla

UK ALA
DPS

The Property Ombudsman

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its are advised to recheck the measurements

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ESTATE AGENTS

