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## Property brochure



ROYAL ROAD  
RAMSGATE  
KENT  
CT11 9LF

Price: £285,000

2 Bedrooms

3 Receptions

1 Bathroom

EPC D

Tenure FREEHOLD  
Council Tax B



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01843 590900



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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### The Property

Situated in sought after Royal Road in Ramsgate, a stone's throw from the town centre, sea front and Royal Harbour. A beautiful, original terraced home set in a lovely road, offering an abundance of original features and fire places. Set over three levels, comprising lounge, dining room, utility room, large kitchen/breakfast room, which allows access to the garden. The first floor offers two double bedrooms and bathroom with matching suite. The rear garden is enclosed, hard paved with original features and sunny aspect. Royal Road is a fantastic location being a short walk away from the seafront at the end of the road, where you will find a number of cafes and bars overlooking the sandy beach, and the UK's only Royal Harbour. Ramsgate train station with the high speed link to London is a 20 minute walk away and the town centre and Waitrose is also close by.

### Location

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### Accommodation

#### GROUND FLOOR

Entrance	
Hallway	
Lounge	12' (3.66m) x 11'8" (3.56m)
Dining room	10'9" (3.28m) x 10' (3.05m)
Utility room	8' (2.44m) x 6' (1.83m)

#### LOWER GROUND FLOOR:

Kitchen/breakfast room	16'2" (4.93m) x 11'5" (3.48m)
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#### FIRST FLOOR

Landing	
Bathroom	
Bedroom two	11' (3.35m) x 9'8" (2.95m)
Bedroom one	16' (4.88m) x 11'2" (3.40m)
Rear garden	

Unrestricted on street parking is available in the road

Conservation area

Broadband is delivered as ADSL



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### Key Features

- Character home
- Original features
- Three levels
- Rear garden
- Two double beds
- Calling London buyers
- Seaside location


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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. RAM0020765/RLSM/20240517

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