

Property brochure



KENT TERRACE
RAMSGATE
KENT
CT11 8LU

Price: £499,950

4 Bedrooms

2 Receptions

2 Bathrooms

1 Garage

EPC D

Tenure FREEHOLD
Council Tax A

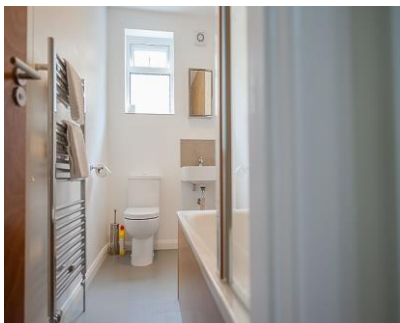
 ramsgate@oakwoodhomes.biz

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The Property

Ideal weekend home or AirBNB with direct sea views! This property is situated on Kent Terrace, which is in a conservation area, right on the seafront in Ramsgate. Located a stone's throw away from the sandy beaches, cafes and bars overlooking the Royal Harbour. There are amazing sea views from all the front windows. Set over 4 floors the accommodation is currently arranged as 4 bedrooms and 2 receptions, but offers the versatility and flexibility for the space to be used in multiple configurations. Externally there is a small patio to the rear. The house had planning permission approved in 2012 and works were completed to reinstate the garage. The property has fibre broadband, and it will be available chain free! Note: the house is currently registered as an AirBNB so residential council tax cannot be established.

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Location

Kent Terrace is situated right on Ramsgate sea front with direct sea and harbour views. There are many cafes and restaurants within a short walk and the station with the high speed link to London is 20 minute walk away.

Accommodation

LOWER GROUND FLOOR:

Reception/bedroom	15'9" (4.80m) x 9'8" (2.95m)
Utility room	9'0" (2.74m) x 6'10" (2.08m)
Shower room	11'9" (3.58m) x 3'2" (0.97m)

GROUND FLOOR

Garage	15'9" (4.80m) x 9'9" (2.97m)
Reception area	15'9" (4.80m) x 9'8" (2.95m)

FIRST FLOOR

Lounge	15'10" (4.83m) x 9'11" (3.02m)
Kitchen	15'8" (4.78m) x 9'10" (3.00m)

SECOND FLOOR:

Bedroom	10'10" (3.30m) x 9'10" (3.00m)
Bedroom	9'11" (3.02m) x 8'11" (2.72m)
Bedroom	9'11" (3.02m) x 7'5" (2.26m)
Bathroom	9'10" (3.00m) x 4'8" (1.42m)

OUTSIDE

Garage	
Enclosed patio to rear	



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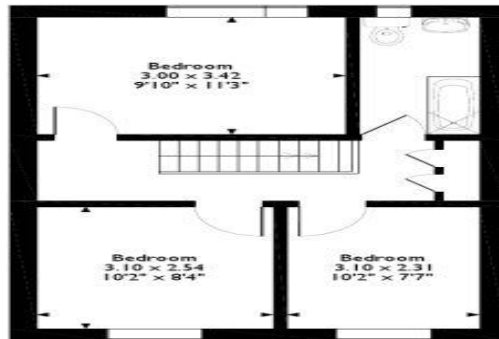
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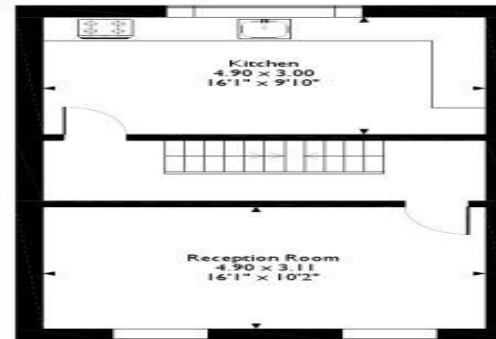


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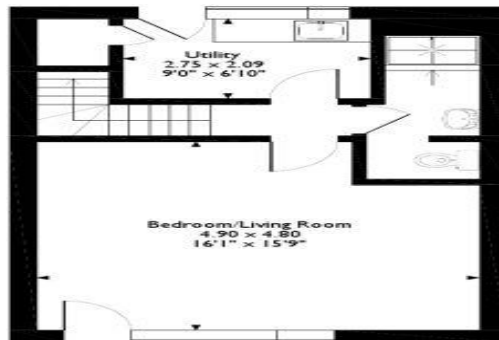
Kent Terrace, Ramsgate
Approximate Gross Internal Area
Basement = 414 sqft/38 sqm
Ground Floor = 273 sqft/25 sqm
First Floor = 419 sqft/39 sqm
Second Floor = 419 sqft/39 sqm
Garage = 133 sqft/12 sqm
Total = 1658 sqft/153 sqm



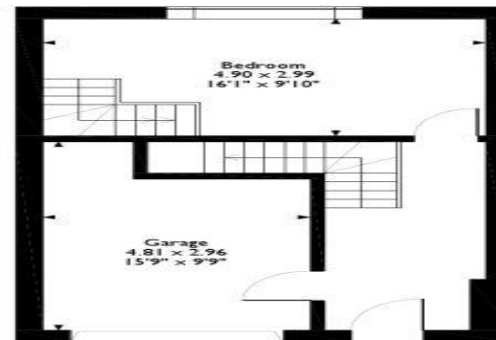
Second Floor



First Floor



Basement



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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Key Features

- 4 bedrooms
- 2 receptions
- Accommodation over 4 floors
- Direct beach & sea views
- Ideal holiday home or AirBNB
- No onward chain

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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. RAM0019229/241206KLCW



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