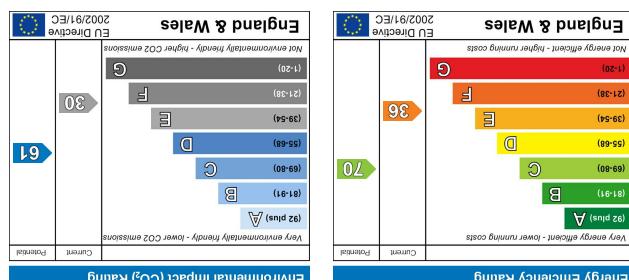


www.milesandbarr.co.uk/refer-a-free-disclosure
not carried out at structural survey and given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. For referral Fee Disclosure please visit:
other fixtures or fittings. Lease details, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and descriptions referred to in the offer or contract. We have
in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have



Map data ©2020



145 PEGWELL ROAD
PEGWELL



145 PEGWELL ROAD
PEGWELL

£295,000

- Detached Three Bedroom Bungalow
- In Need Of Work
- Lots Of Potential
- Highly Sought After Area
- Off Street Parking And Garage
- Excellent Transport Links
- Close To Local Amenities
- Exciting Project

ABOUT

DETACHED BUNGALOW IN NEED OF MODERNISATION IN HIGHLY SOUGHT-AFTER LOCATION... Miles and Barr are delighted to present to the market this spacious Three bedroom detached bungalow located in the extremely popular Pegwell area of Ramsgate. Internally the home boasts large central hallway giving access to all rooms, with Two double bedrooms to the front of the home, sitting room, kitchen and bedroom to the rear with separate W/C and bathroom to the side. There is also a large loft that subject to the correct planning application and permissions could provide more living space. Externally the home has front and rear gardens, with driveway to the side leading to garage. The home occupies a prime catchment area for several popular schools including Chilton, Christchurch and St Lawrence. The family can enjoy cliff top walks to the east onto the Viking trail, Pegwell Bay which also has SSSI status due to its history, unique geology and bird life. The property has excellent access to both road commuter links, and Ramsgate railway station with its fast links to London St. Pancras little over a mile away. Please contact Miles and Barr on 01843 570500 Seven days a week to organise your personal viewing appointment today.

LOCATION

Ramsgate is situated on the southerly aspect of the Isle of Thanet and benefits the country's only Royal Harbour, its status being granted by King George IV in 1821. The distinctive and beautiful harbour has a vibrant yachting community alongside some commercial activity and was where the Little Ships evacuation of Dunkirk set out from in 1940. The town is enjoying something of a Renaissance with its large amount of Grade II Listed property, many set within elegant Regency squares, or overlooking the sea, others with links to or influenced by the architect Augustus Pugin. In recent years the Royal Harbour has seen many restaurants, cafes and bars emerge alongside quirky independent retail outlets, some utilising the arches on the quayside beneath Royal Parade.

The town is steeped in history with associations to many well known figures including Queen Victoria, Karl Marx and Vincent Van Gogh as well as having a fascinating network of tunnels beneath the main centre.

The fortunes of the town have been hugely assisted by the recent addition of a high speed rail link to London St Pancras making a commute for many a viable option.

DESCRIPTION

Entrance

Entrance Hall

Lounge 12'7 x 7'11 (3.84m x 2.41m)

Kitchen 12'7 x 8'11 (3.84m x 2.72m)

Bathroom 5'2 x 5'2 (1.57m x 1.57m)

Bedroom One 15'10 x 12'11 (4.83m x 3.94m)

Bedroom Two 11'11 x 11'11 (3.63m x 3.63m)

Bedroom Three 12'10 x 9'10 (3.91m x 3.00m)

Lean-To 13'3 x 5'8 (4.04m x 1.73m)

Rear Garden

