



Nelson Crescent, Ramsgate

  
MILES & BARR  
EXCLUSIVE





## 2 Nelson Crescent Ramsgate Kent CT11 9JF



### Description

#### Basement Level

- Porch
- Lounge/Diner 19'3 x 14'2 plus built-in cupboards (5.87m x 4.32m)
- Kitchen 8'6 x 5'11 (2.59m x 1.80m)
- Bedroom 15'1 x 12'2 plus built-in cupboards (4.60m x 3.71m)
- Shower Room

- Bedroom 12'6 x 10'6 plus built-in cupboards (3.81m x 3.20m)
- En-suite Shower
- Bathroom
- W.C
- Library 5'5 x 5'4 (1.65m x 1.63m)
- Cloakroom
- Utility Room 8'2 x 6'0 (2.49m x 1.83m)

- W.C
- External

- Rear Courtyard Garden
- One Parking Space to rear

#### First Floor

- Utility Room 7'11 x 4'7 (2.41m x 1.40m)
- Cellar 9'5 x 7'11 (2.87m x 2.41m)

- Landing
- Lounge 21'5 x 14'1 (6.53m x 4.29m)
- Balcony

#### Upper Ground Floor

- Communal Entrance
- Bedroom 14'9 x 14'6 plus built-in cupboards (4.50m x 4.42m)

- Bedroom 12'6 x 8'11 plus built-in cupboard (3.81m x 2.72m)
- En-suite Shower Room
- Kitchen/Diner 27'4 x 10'4 (8.33m x 3.15m)



## Property

Believed to date from Georgian times is this Grade II listed property in a prime Ramsgate location enjoying panoramic views over the Royal Harbour and out to sea. We are offering to the market the bottom two thirds of this incredibly spacious building, currently comprising a basement flat with its own entrance staircase, with a lounge area, kitchenette, double bedroom, shower room and utility area.

There is also the ground floor and first floor maisonette, offering vast amounts of living space, currently set up with a master bedroom with built-in wardrobes, a further reception room/bedroom with wet room area, a study, W.C and bathroom and a utility room. There is access to the paved low maintenance paved rear garden, there is a studio in the garden with power and light. A gate leads you to an off-street parking area for one car.

To the first floor there is a kitchen/diner with stairs that lead you down to the ground floor, a guest bedroom with built in wardrobes and en-suite facilities and undoubtedly the most spectacular room in the home is the spacious lounge with doors to a balcony providing direct sea views over the harbour, perfect for sitting out and watching the boats. The property is being sold with the freehold for the entire building.

Ramsgate is a popular seaside town and is known for its fine architecture. As well as the popular Royal harbour it enjoys sandy beaches. The town offers a variety of shops, bars and restaurants as well as numerous leisure and recreational facilities. Ramsgate also has railway station with a regular fast link connection to London. There are also a number of schools in the area. The Cathedral city of Canterbury is approximately 16 miles away where you will find further shopping, cultural and educational facilities.



### The Vendor's View

The direct sea views from my home are stunning. Sitting on the balcony with a cup of coffee as the sun rises then following it round into the garden for the afternoon is one of the best features of living here. The setting is enjoyable throughout the year, you can sit for hours looking out, whether on the balcony in the summer or in the large living room during the colder months.

I had the kitchen-diner designed so that you can still socialise with guests while hosting and people love to come and visit. They say all the best parties end up in the kitchen and that is certainly true for my home. There is a bedroom behind the sitting room with a shower room, which provides plenty of flexibility for guests to have their own space.

The wide variety of amenities within walking distance, whether restaurants and bars along the marina, or in the town means you are never short of something to do. I have the benefit from off street parking to the rear of the property, so you never have the worry of trying to find somewhere for the car.

My home has undergone many changes during my time here, including a full interior renovation and I have been spoilt by the views over the years, almost taking them for granted! I will miss everything about living here when I come to leave, especially my warm garden studio where I love to paint.

Basement Living Room

Basement Bedroom





BASEMENT LEVEL  
APPROX. FLOOR  
AREA 683 SQ.FT.  
(63.4 SQ.M.)



UPPER GROUND FLOOR  
APPROX. FLOOR  
AREA 892 SQ.FT.  
(82.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 855 SQ.FT.  
(79.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2429 SQ.FT. (225.7 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only. [www.upzoom.co.uk](http://www.upzoom.co.uk)  
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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 not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are 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: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)