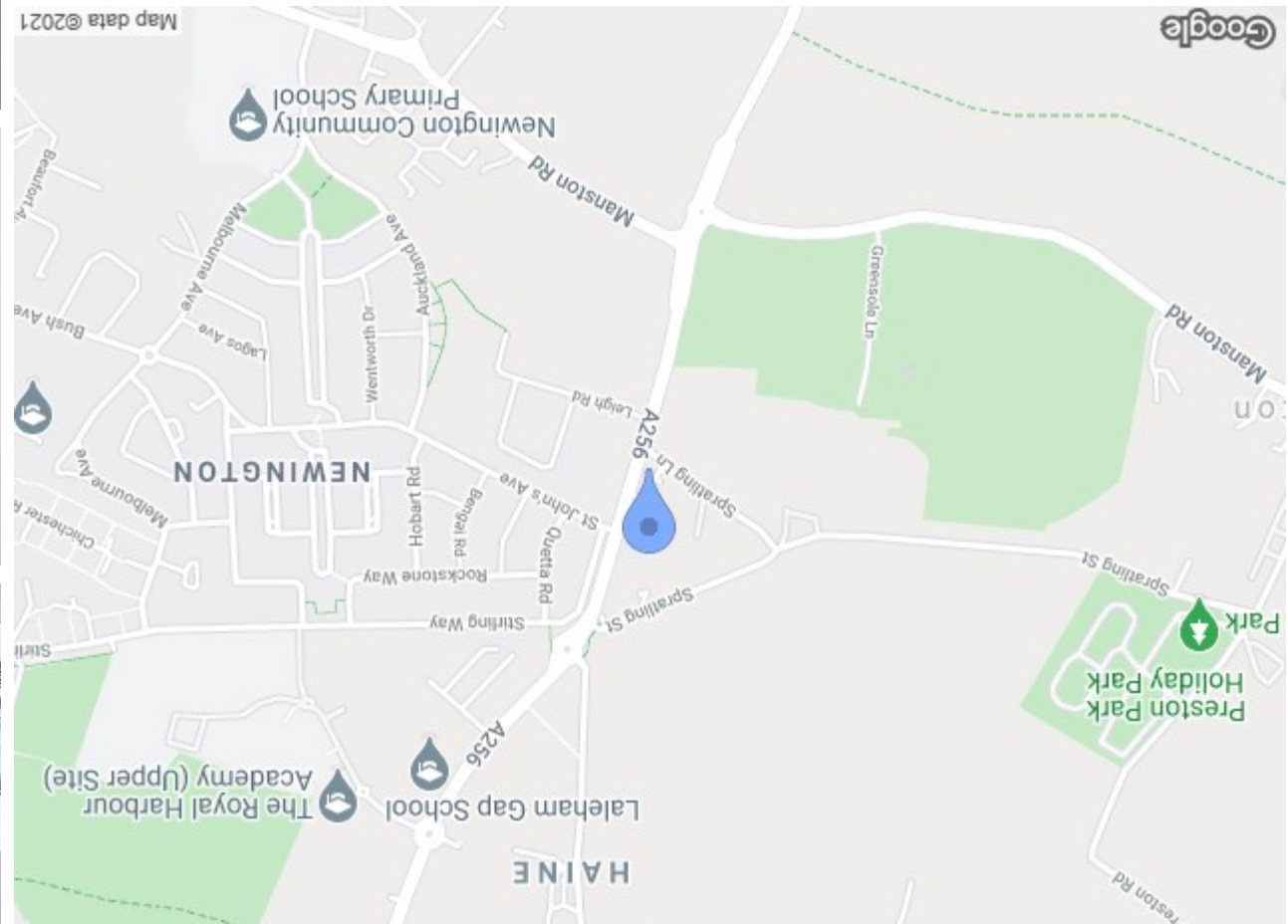
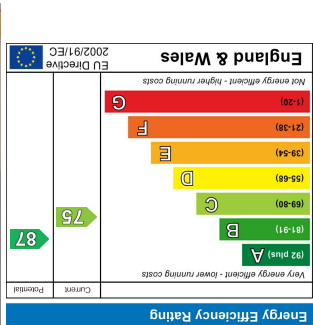


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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)



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RAMSGATE

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13 SADDLERS MEWS  
RAMSGATE

OFFERS OVER £260,000



- Three bedroom contemporary town house
- Off street parking
- Master bedroom with en-suite
- Central location and excellent commuter links
- Versatile layout

### 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 1V 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.

### ABOUT

Miles & Barr are privileged to be bringing to the market this contemporary, three bedroom end of terrace home nestled in Saddlers Mews. The property itself is situated on one of the wider plots in the cul-de-sac so offers more spacious accommodation and larger garden.

Accommodation is arranged over three floors and comprises a bright entrance hall with snug to the left, downstairs cloakroom opposite and the fitted kitchen/diner to the rear with integrated appliances and access to the private rear garden. Venture to the first floor to find the first of three double bedrooms in the property and the family living room. The second floor boasts two further double bedrooms, the master benefiting from en-suite shower alongside the family bathroom. Externally the property has off street parking to the front and a modern rear garden which is partially paved and artificially turfed.

Call Miles & Barr today on 01843 570500 to arrange your viewings now!!!

### DESCRIPTION

- Entrance
- Hallway
- Lounge 14'07 x 8'04 (4.45m x 2.54m)
- Cloak Room/WC
- Kitchen 9'00 x 15'04 (2.74m x 4.67m)
- First Floor
- Lounge/Bedroom 13'02 x 15'06 (4.01m x 4.72m)
- Bedroom 8'06 x 12'05 (2.59m x 3.78m)
- Second Floor
- Landing
- Bedroom 9'03 x 11'10 (2.82m x 3.61m)
- En Suite
- External
- Rear Garden

