



**Price**  
**£400,000**

**Freehold**

5x  2x  2x 

**Dumpton Park Drive,  
Ramsgate, Kent, CT11**

*Wards*  
Helping you move forwards



## Main features

- Being sold with no onward chain
- Private low maintenance rear garden
- Victorian property arranged over 4 floors
- Idyllic family home boasting generous size rooms throughout
- Located in a prestigious area in Ramsgate, just a short distance from the East Cliff

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hallway  
 Lounge: 15'3 x 14'1 (4.65m x 4.30m)  
 Dining Room : 12'4 x 12'3 (3.76m x 3.74m)  
 Kitchen : 14'5 x 9'9 (4.40m x 2.97m)  
 Cloakroom

### BASEMENT

Cellar: 14'3 x 13'1 (4.35m x 3.99m)

### SPLIT LEVEL FIRST FLOOR

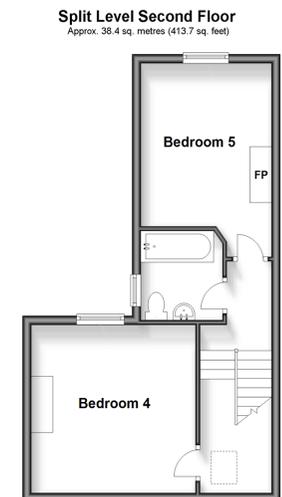
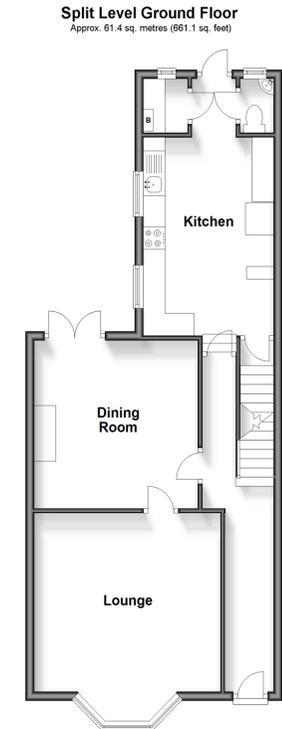
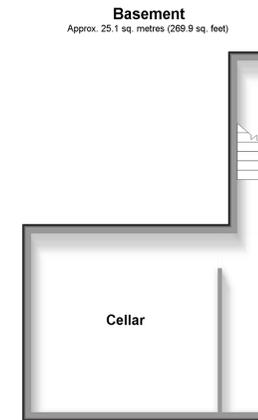
Landing  
 Bedroom 1: 18'1 x 15'7 (5.52m x 4.75m)  
 Bedroom 2 : 12'3 x 12'2 (3.74m x 3.71m)  
 Bedroom 3 : 12'2 x 10'4 (3.71m x 3.15m)  
 Shower Room

### SPLIT LEVEL SECOND FLOOR

Landing  
 Bedroom 4 : 12'3 x 12'3 (3.74m x 3.74m)  
 Bedroom 5 : 11'7 x 10'2 (3.53m x 3.10m)  
 Bathroom

### OUTSIDE

Garden to Front and Rear



**Call Ramsgate - 01843 580314 ■ [wardsokent.co.uk](http://wardsokent.co.uk)**

- Japanese Knotweed is present at or close to this property, please contact us before proceeding
- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

EPC RATING: CURRENT: D(65) POTENTIAL: B(82)

The Property Ombudsman

INVESTORS IN PEOPLE

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