



OVER 60?

Secure this property
for up to **59% less!**

Guide Price
£325,000

Freehold

4x  2x  2x 

**Hibernia Street,
Ramsgate, Kent, CT11**

Wards
Helping you move forwards



Main features

- **Ideal investment opportunity**
- **Being sold with no onward chain**
- **Well maintained and arranged over 4 floors**
- **Perfect for multi generational living, with a private entrance on the lower ground floor**
- **Located in close proximity to the beach with some sea views, close to good transport links and walking distance to Ramsgate town**

Accommodation

SPLIT LEVEL UPPER GROUND FLOOR

Lounge : 11'5 x 10'1 (3.48m x 3.08m)
Cloakroom : 6'2 x 2'6 (1.88m x 0.76m)
Dining Area: 12'9 x 8'11 (3.89m x 2.72m)
Kitchen : 13'4 x 8'1 (4.07m x 2.47m)

LOWER GROUND FLOOR

Inner Hallway
Bedroom 4 : 14'5 x 9'5 (4.40m x 2.87m)
En-Suite Shower Room : 5'5 x 3'11 (1.65m x 1.19m)
Sitting Room : 12'5 x 9'0 (3.79m x 2.75m)

FIRST FLOOR

Landing
Bedroom 3 : 14'0 x 8'4 (4.27m x 2.54m)
Bathroom : 7'7 x 5'5 (2.31m x 1.65m)
Bedroom 2 : 12'9 x 9'1 (3.89m x 2.77m)

SECOND FLOOR

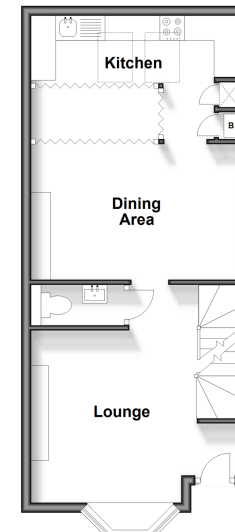
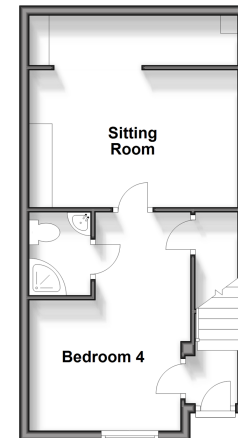
Bedroom 1 : 18'8 x 12'10 (5.69m x 3.91m)

Split Level Upper Ground Floor

Approx. 40.9 sq. metres (440.8 sq. feet)

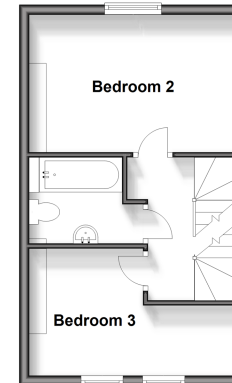
Lower Ground Floor

Approx. 34.6 sq. metres (372.4 sq. feet)



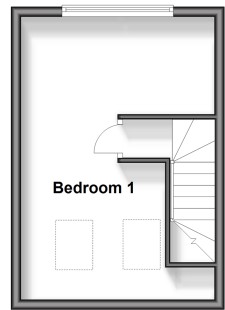
First Floor

Approx. 30.6 sq. metres (329.9 sq. feet)



Second Floor

Approx. 22.3 sq. metres (240.5 sq. feet)



Call Ramsgate - 01843 580314 ■ wardsof Kent.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.