



**Guide Price**  
**£325,000**

**Freehold**

4x  2x  2x 

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

**OVER 60?**

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

*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

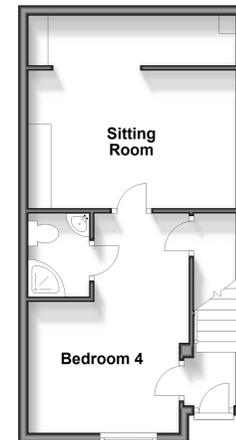
Bedroom 1 : 18'8 x 12'10 (5.69m x 3.91m)

### Split Level Upper Ground Floor

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

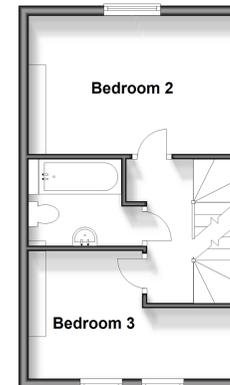
### Lower Ground Floor

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



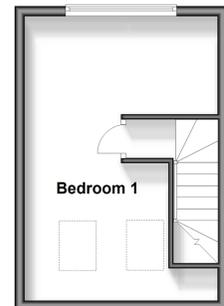
### First Floor

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



### Second Floor

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



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



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