



**OVER 60?**

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

**Price**

**£450,000**

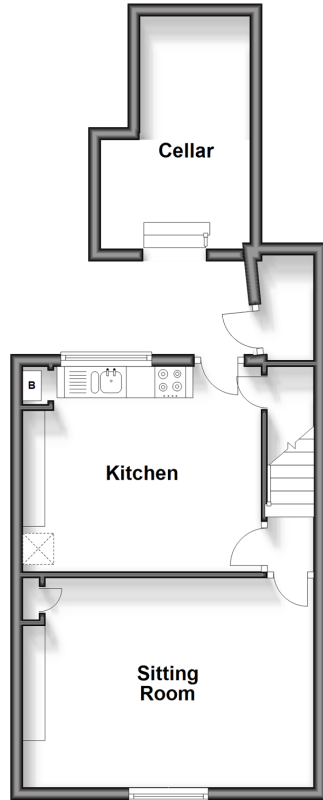
**Freehold**

3x  1x  2x 

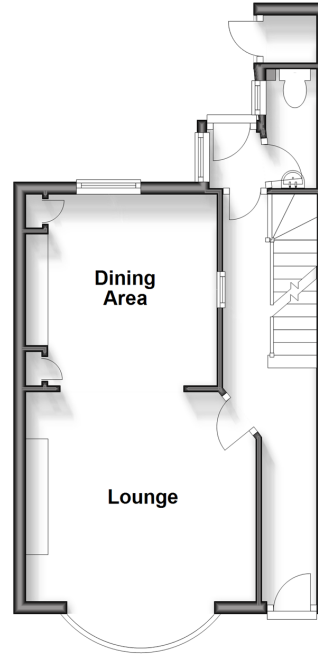
**Spencer Square,  
Ramsgate, Kent, CT11**

*Wards*  
Helping you move forwards

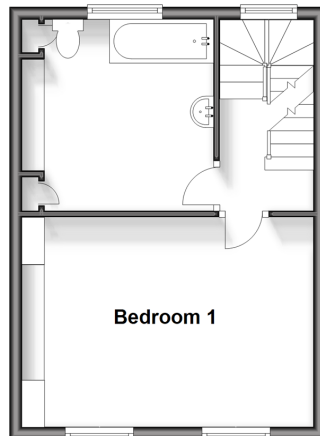
**Lower Ground Floor**  
Approx. 40.8 sq. metres (439.4 sq. feet)



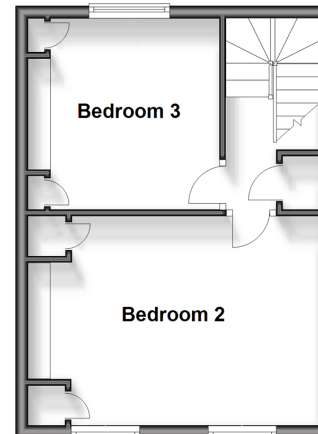
**Ground Floor**  
Approx. 34.3 sq. metres (368.7 sq. feet)



**First Floor**  
Approx. 30.6 sq. metres (329.4 sq. feet)



**Second Floor**  
Approx. 30.6 sq. metres (329.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 12'2 x 10'9 (3.71m x 3.28m)

Dining Area: 10'1 x 8'9 (3.08m x 2.67m)

Cloakroom

### LOWER GROUND FLOOR

Kitchen : 11'7 x 10'7 (3.53m x 3.23m)

Sitting Room : 14'1 x 10'3 (4.30m x 3.13m)

Cellar

### FIRST FLOOR

Landing

Bedroom 1: 15'3 x 11'11 (4.65m x 3.63m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 2 : 14'2 x 10'6 (4.32m x 3.20m)

Bedroom 3 : 10'7 x 8'9 (3.23m x 2.67m)

### OUTSIDE

Garden to Rear





## Main features

- Grade II listed
- Courtyard garden
- Period features
- Warm family home ideal for a growing family or a weekend retreat by the sea
- Pitched on the sought after Spencer Square; just moments from the picturesque West Cliff



### Nearest Schools

Primary Schools: Ramsgate, Christ Church C of E Junior School 0.7 miles, Chilton Primary 1.3 miles, St Laurence in Thanet C of E Junior School 1.4 miles  
Secondary Schools: Clarendon and Chatham House Grammar School 0.6 miles, St Lawrence College 1.6 miles



### Transport Information

Train Stations: Ramsgate 1.4 miles, Dumpton Park 1.9 miles, Broadstairs 3.1 miles



### Address

Spencer Square, Ramsgate, Kent, CT11



### Directions

For directions to this property please contact us.





Call Ramsgate Branch 01843 580314 ■ [wardsofkent.co.uk](https://wardsofkent.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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