



Price
£450,000

Freehold

3x  1x  2x 

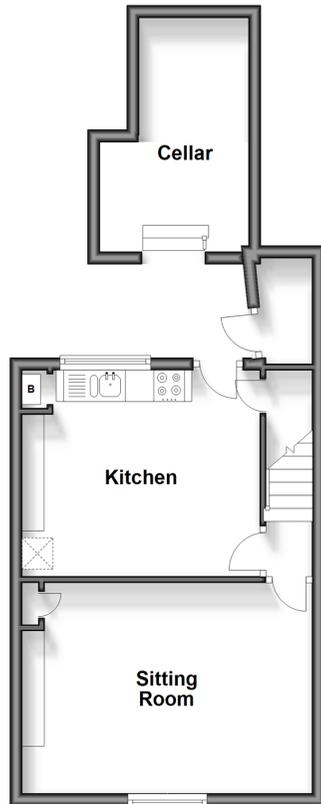
**Spencer Square,
Ramsgate, Kent, CT11**

OVER 60?

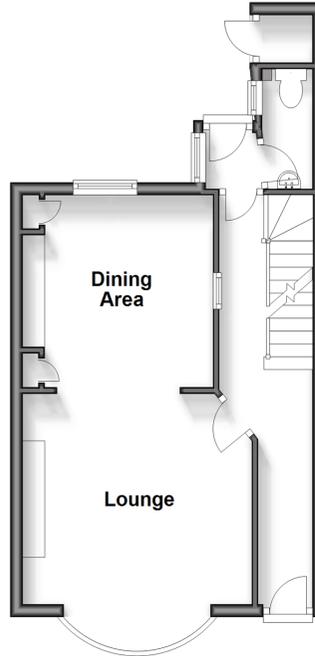
Secure this property
for up to **59% less!**

Wards
Helping you move forwards

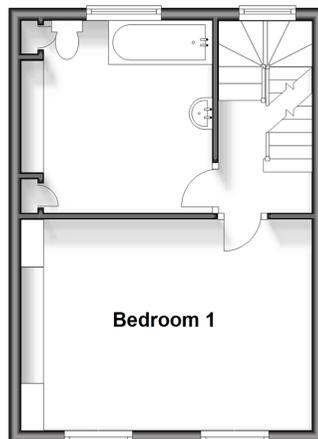
Lower Ground Floor
Approx. 40.8 sq. metres (439.4 sq. feet)



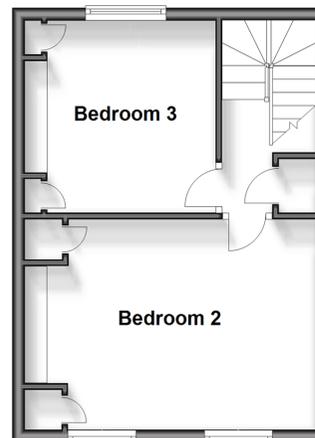
Ground Floor
Approx. 34.3 sq. metres (368.7 sq. feet)



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 Laurence 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.



Wards
Helping you move forwards

Call Ramsgate Branch 01843 580314 ■ 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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