



Guide Price
£400,000

Freehold

4x  2x  1x 

**Vale Road, Ramsgate,
Kent, CT11**

Wards
Helping you move forwards

Accommodation

SPLIT LEVEL GROUND FLOOR

Porch

Entrance Hallway

Lounge : 15'9 x 12'6 (4.80m x 3.81m)

Dressing Room: 12'6 x 9'6 (3.81m x 2.90m)

Room used as bedroom: 14'1 x 5'11 (4.30m x 1.80m)

Kitchen/Diner : 23'7 x 9'6 (7.19m x 2.90m)

Conservatory : 9'10 x 9'10 (3.00m x 3.00m)

BASEMENT

Cellar Area 1 : 16'5 x 9'10 (5.01m x 3.00m)

Cellar Area 2 : 9'10 x 6'7 (3.00m x 2.01m)

Cellar Area 3 : 9'10 x 6'7 (3.00m x 2.01m)

Cellar Area 4 : 15'9 x 6'7 (4.80m x 2.01m)

SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 4(used as lounge): 16'9 x 16'5 (5.11m x 5.01m)

Second Kitchen : 14'1 x 10'10 (4.30m x 3.30m)

Bathroom

Bedroom 2 : 10'10 x 10'6 (3.30m x 3.20m)

SECOND FLOOR

Landing

Bedroom 1: 13'5 x 10'10 (4.09m x 3.30m)

Bathroom

Bedroom 3: 9'10 x 7'7 (3.00m x 2.31m)

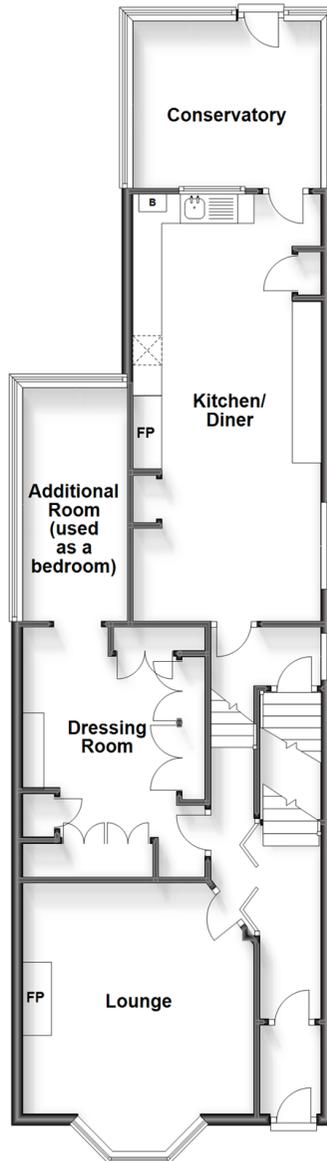
OUTSIDE

Off Road Parking

Garden to Rear

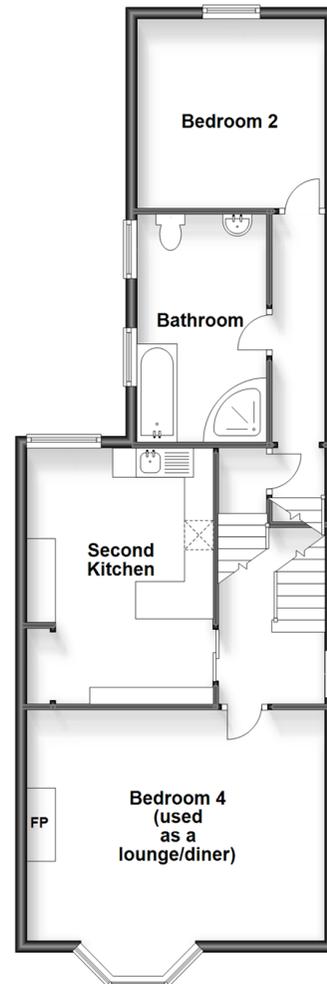
Split Level Ground Floor

Approx. 85.2 sq. metres (917.4 sq. feet)



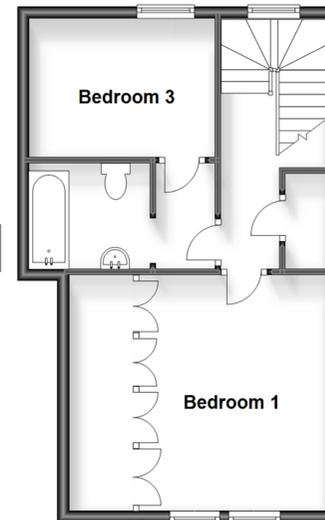
Split Level First Floor

Approx. 67.9 sq. metres (731.2 sq. feet)



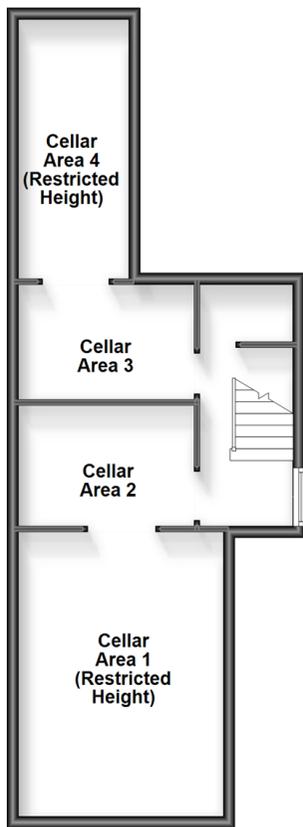
Second Floor

Approx. 40.8 sq. metres (439.4 sq. feet)



Basement

Approx. 46.2 sq. metres (497.5 sq. feet)





Main features

- Cash buyers only – great renovation project with so much potential
- Period features throughout
- Generous sized rear garden and off road parking
- Would make an amazing family home with plenty of space and versatility
- Situated just moments from the sought after Vale Square and Ramsgate's West Cliff



Nearest Schools

Primary Schools: Ramsgate, Christ Church C of E Junior School 0.5 miles, St Laurence in Thanet C of E Junior School 0.8 miles, Newington Community Primary 1.0 miles
Secondary Schools: Clarendon & Chatham House Grammar School 0.4 miles



Transport Information

Train Stations: Ramsgate 0.9 miles, Dumpton Park 1.7 miles, Broadstairs 2.9 miles



Address

Vale Road, Ramsgate, Kent, CT11



Directions

For directions to this property please contact us.



Wards
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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

EPC RATING

CURRENT:	POTENTIAL:
E(49)	C(77)

11434030/20240416/JR/JR