

**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)

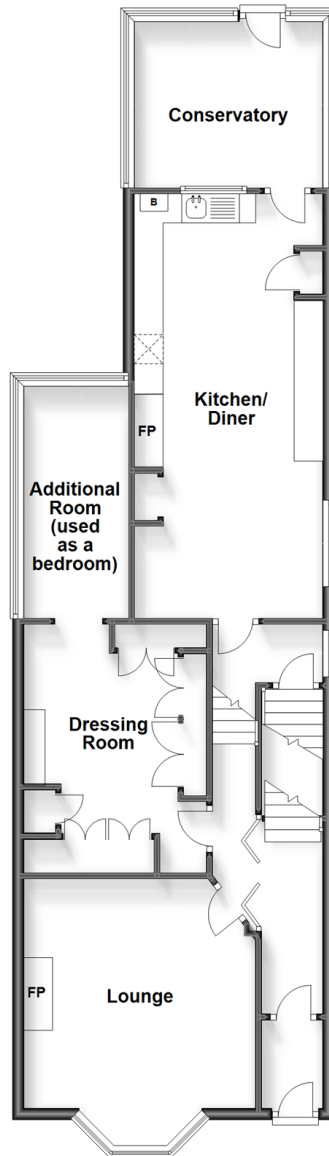
### OUTSIDE

Off Road Parking

Garden to Rear

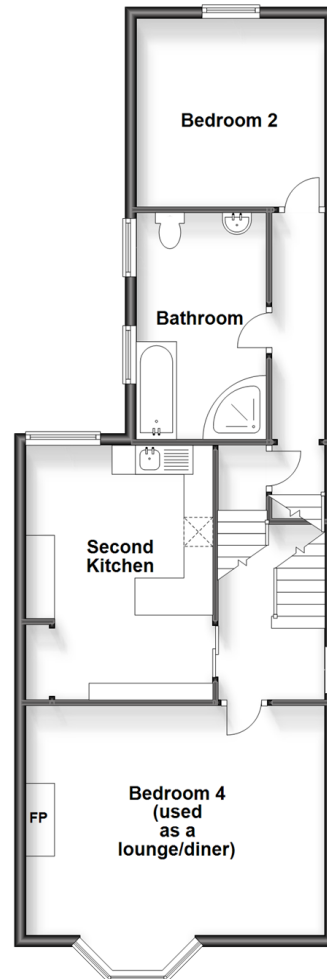
#### Split Level Ground Floor

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



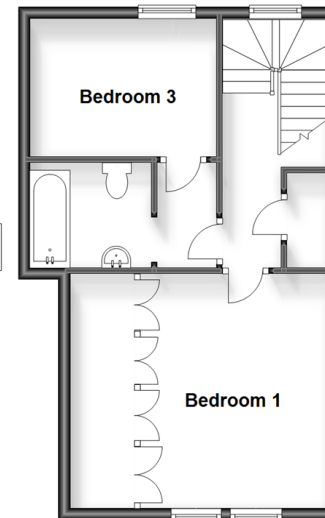
#### Split Level First Floor

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



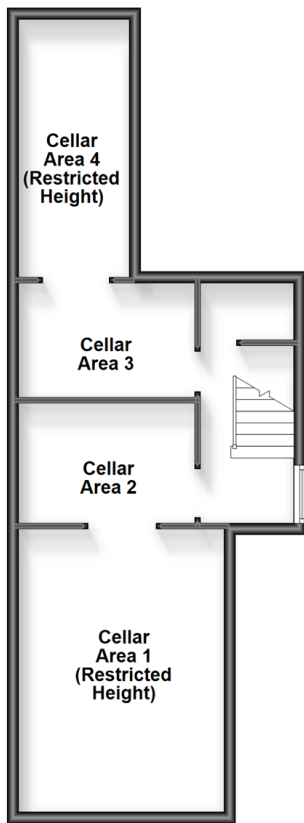
#### Second Floor

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.







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



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