



Guide Price
£300,000

Freehold

3x  1x  3x 

**Royal Road, Ramsgate,
Kent, CT11**

Wards
Helping you move forwards



Main features

- Courtyard garden
- Just a stone's throw from the sea
- Being sold with no onward chain
- Boasting original features throughout
- Located just moments from the picturesque East Cliff

Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Hallway
 Lounge : 14'5 x 11'7 (4.40m x 3.53m)
 Family Room : 11'8 x 9'8 (3.56m x 2.95m)
 Separate Toilet

LOWER GROUND FLOOR

Dining Room : 12'5 x 11'7 (3.79m x 3.53m)
 Kitchen : 12'5 x 11'8 (3.79m x 3.56m)
 Cloakroom

FIRST FLOOR

Landing
 Bedroom 1 : 14'3 x 11'8 (4.35m x 3.56m)
 Bedroom 3 : 11'8 x 9'8 (3.56m x 2.95m)

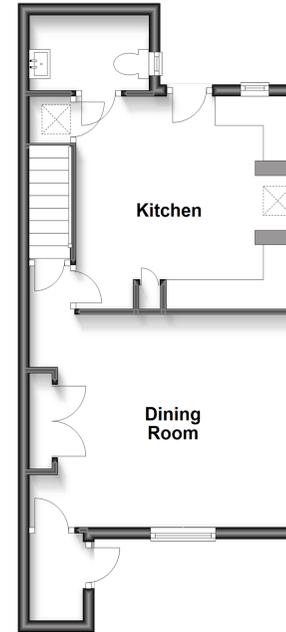
SECOND FLOOR

Landing
 Bathroom
 Bedroom 2 : 14'3 x 10'3 (4.35m x 3.13m)

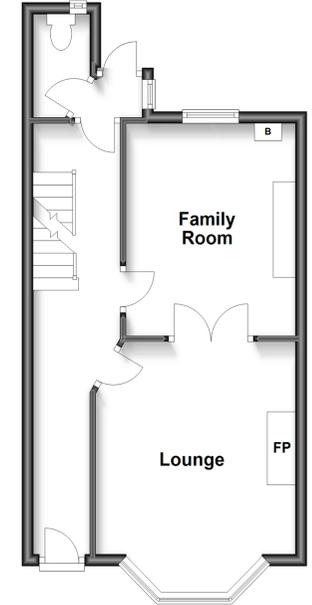
OUTSIDE

Garden to Rear

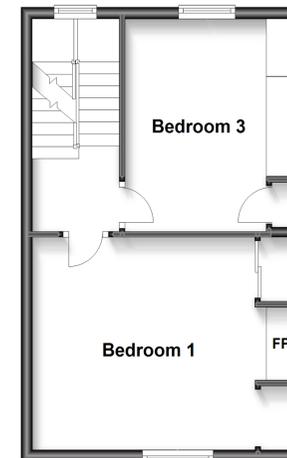
Lower Ground Floor
 Approx. 38.7 sq. metres (416.5 sq. feet)



Split Level Upper Ground Floor
 Approx. 37.2 sq. metres (400.2 sq. feet)



First Floor
 Approx. 34.2 sq. metres (368.5 sq. feet)



Second Floor
 Approx. 26.8 sq. metres (288.0 sq. feet)



Call Ramsgate - 01843 580314 ■ wardsokent.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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