



Price
£750,000

Freehold

3x  2x  3x 

**West Cliff Road,
Ramsgate, Kent, CT10**

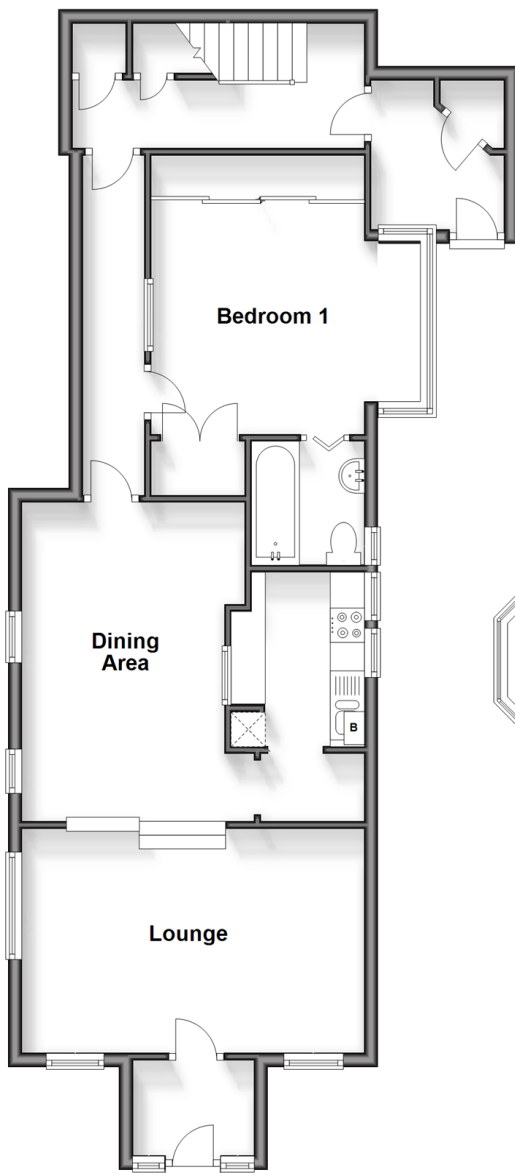
OVER 60?

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

Wards
Helping you move forwards

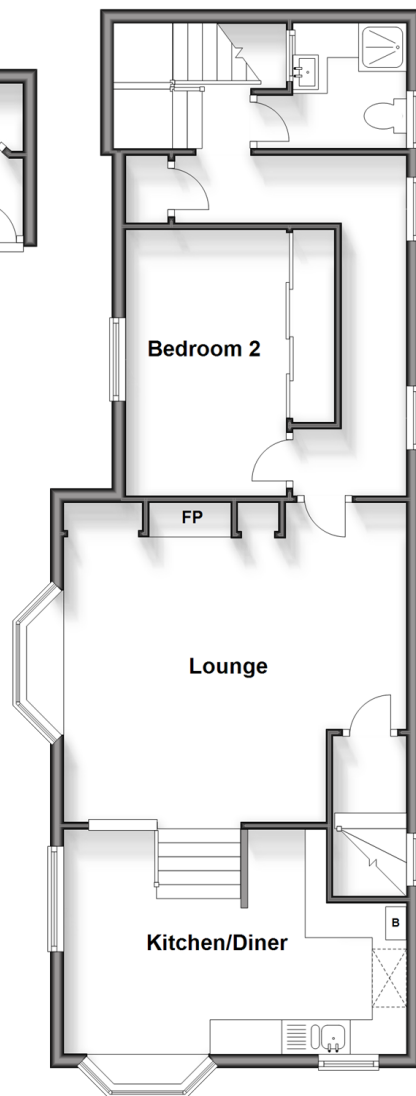
Split Level Ground Floor

Approx. 77.0 sq. metres (828.3 sq. feet)



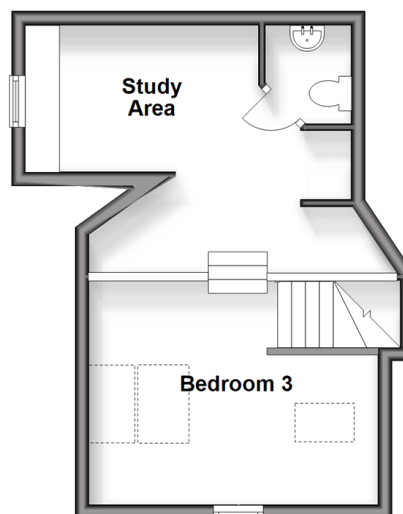
Split Level First Floor

Approx. 69.3 sq. metres (746.3 sq. feet)



Split Level Second Floor

Approx. 30.1 sq. metres (324.1 sq. feet)



Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Hall

Kitchen: 8'3 x 6'5 (2.52m x 1.96m)

Dining Area: 15'2 x 10'3 (4.63m x 3.13m)

Lounge: 16'2 x 10'8 (4.93m x 3.25m)

Bedroom 1: 12'7 x 10'9 (3.84m x 3.28m)

En-suite Bathroom

Entrance Hall

Hallway

SPLIT LEVEL FIRST FLOOR

Landing

Shower Room

Bedroom 2: 11'3 x 7'10 (3.43m x 2.39m)

Lounge: 16'9 x 13'10 (5.11m x 4.22m)

Kitchen/ Diner: 16'3 x 10'8 (4.96m x 3.25m)

SPLIT LEVEL SECOND FLOOR

Bedroom 3: 21'5 x 13'0 (6.53m x 3.97m)

Study Area: 10'0 x 5'10 (3.05m x 1.78m)

Separate Toilet

OUTSIDE

Garage & Off-Road Parking

2 x Front Gardens



Main features

- Being sold chain free
- Currently casually converted into two flats
- Direct sea views from all floors
- Garage and off road parking
- Subject to restricted lending
- Potential for conversion subject to necessary consents



Nearest Schools

Primary Schools: Ramsgate, Holy Trinity C of E 0.8 miles, Upton Junior 1.0 miles, St Joseph's Catholic 1.1 miles

Secondary Schools: Bradstow School 0.3 miles, Hereson School 0.4 miles, Charles Dickens School 1.2 miles



Transport Information

Train Stations: Broadstairs 0.7 miles, Dumpton Park 1.3 miles, Ramsgate 2.4 miles



Address

West Cliff Road, Ramsgate, Kent, CT10



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Broadstairs Branch 01843 602546 ■ 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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