





Terence Painter
ESTATE AGENTS

- Semi Detached Period Home
- Three Double Bedrooms
- Lounge & Dining Room
- Well Appointed Kitchen
- Large Family Bathroom with Shower & Free Standing Bath
- Conservatory
- Ground Floor Cloakroom/W.C
- Home Cinema Room/Snug
- Beautifully Presented
- Landscaped 65' Rear Garden
- Located close to Shops, Sandy Beach, Schools, Park & Transport Links
- Some Original Features

83 South Eastern Road, Ramsgate, Kent. CT11 9QF.

Freehold £395,000

This exceptional home is a true credit to the current vendors, who have undertaken many improvements to it, creating a property of impressive quality both inside and out. Presented in turn-key condition, the house beautifully combines an array of original features with stylish modern touches, while offering spacious and versatile accommodation arranged over three floors.

The upper ground floor welcomes you with an inviting entrance hall, leading through to an elegant dining room with attractive bi-folding wooden doors opening into the lounge, where an impressive cast-iron fireplace creates a striking focal point. To the rear, a stylishly appointed kitchen is complemented by a useful cloakroom/WC and a conservatory, currently enjoyed by the vendors as an additional seating area.

Arranged over the upper two floors are two individually styled bedrooms and a particularly impressive family bathroom. This beautifully presented space features both a generous walk-in shower enclosure and a freestanding claw-foot bath, creating a wonderful blend of character and contemporary comfort.

The lower ground floor provides further flexibility, with an additional double bedroom alongside a dedicated home cinema room/snug, offering the perfect setting for family film nights or a cosy retreat away from the main living areas.

Externally, the property continues to impress with a mature, landscaped rear garden, featuring a well-maintained lawn, two paved seating areas and an established selection of trees, hedging and shrubs. This attractive outdoor space provides an ideal setting for entertaining, relaxing and enjoying time with family and friends.

Situated in one of Ramsgate's most sought-after residential locations, the property is ideally placed for highly regarded local schools, the High Street and the town's beautiful sandy beaches. Excellent transport links, including high-speed rail services to London, further enhance its appeal for families and commuters alike.

A truly impressive family home that offers far more than first meets the eye, combining character, space, versatility and an impressive standard of presentation throughout. An internal viewing is essential to fully appreciate everything this wonderful property has to offer. Contact Terence Painter on 01843 866 866 to arrange your viewing.

Upper Ground Floor

Entrance

Access into the property is via a composite front door to the entrance porch.

Entrance Porch

There is an open doorway to the entrance hall.

Entrance Hall

6.08m x 1.63m (19' 11" x 5' 4") This room features painted stairs to the first floor and lower ground floor. There are doors to the kitchen and dining room, painted wooden floorboards, column style radiator, high level skirting boards and ornate coving.

Dining Room

3.42m x 2.99m (11' 3" x 9' 10") There is a double glazed window to the rear of the property which over looks the garden, open archway to the lounge with bi-folding wooden doors, cast iron fireplace, column style radiator, high level skirting boards, ornate coving and painted wooden floorboards.

Lounge

3.72m x 3.37m (12' 2" x 11' 1") There is a three section double glazed bay window to the front of the property with detailed wooden panelling, large cast iron fireplace with a wooden surround and slate hearth, built in recess shelving and media unit, column radiator, high level

skirting boards, ornate coving and painted wooden floorboards.

Kitchen

3.99m x 2.62m (13' 1" x 8' 7") This stylish kitchen comprises a range of fitted wall, base and drawer units with an integrated fridge/freezer and space and plumbing for a washing machine, dishwasher and dual fuel cooker. There a sink unit inset to low profile quartz worktops, double glazed window to the side of the property, column radiator, cork tiled flooring, door to the cloakroom/w.c and a door and window to the conservatory.

Cloakroom/W.C

0.74m x 0.69m (2' 5" x 2' 3") There is a frosted window to the side of the property, low level w.c and cork tiled flooring.

Conservatory

3.18m x 2.69m (10' 5" x 8' 10") This wonderful addition to this home is currently used as a further seating area by our vendors with the room benefiting from direct views and access to the rear garden. There is cork tiled flooring.

Lower Ground Floor

Hallway

There is carpet flooring, large walk in storage cupboard and a door to bedroom three/office.

Bedroom Three/Office

3.72m x 3.35m (12' 2" x 11' 0") This room features a double glazed window to the front of the property, radiator, carpet flooring and a door to the home cinema room/snug.

Home Cinema/Snug

3.84m x 3.46m (12' 7" x 11' 4") (No window) This room is currently set up as a home cinema room/snug but may lend itself for a number of alternative uses. There is a radiator, lighting and power points.

First Floor

Landing

This is a split level landing with carpet flooring and doors leading off to the family bathroom and two of the bedrooms.

Bedroom One

4.72m x 3.39m (15' 6" x 11' 1") There are two double glazed widows to the front of the property, fitted clothing storage to both recessed areas, high level skirting boards, ornate coving, two column radiators and carpet flooring.

Bedroom Two

3.41m x 2.96m (11' 2" x 9' 9") There is a double glazed window to the rear of the property, high level skirting boards, ornate coving, column radiator and carpet flooring.

W.C

1.96m x 0.84m (6' 5" x 2' 9") There is a window to the side of the property, large built in storage cupboard, low level w.c, painted wooden floorboards and an open doorway to the family bathroom.

Bathroom

2.97m x 2.58m (9' 9" x 8' 6") There is a frosted double glazed window to the rear of the property, large fully tiled walk in shower cubicle with a fitted antique brass rain style shower head with a hand shower attachment. This room also boards a free standing claw foot bath with an antique brass mixer tap with hand shower attachment, wash hand basin inset to a vanity unit, ladder style towel radiator, part panelled wall to dado level and painted wooden

floorboards.

Exterior

Rear Garden

The well-maintained, traditional-style rear garden measures approximately 65' in length and is partly laid to lawn, with paved seating areas adjoining the property and towards the rear to make the most of the sun which this garden gets throughout the day. Mature hedging and established shrubs provide an attractive, established feel, while side access is available via a gate. At the far end of the garden, a screened-off area provides space for a rotary washing line and a timber garden shed.

Parking

There is unrestricted on road parking to the front of the property.

Council Tax Band

The Council tax band is D.

Agents Notes

Anti Money-Laundering Checks

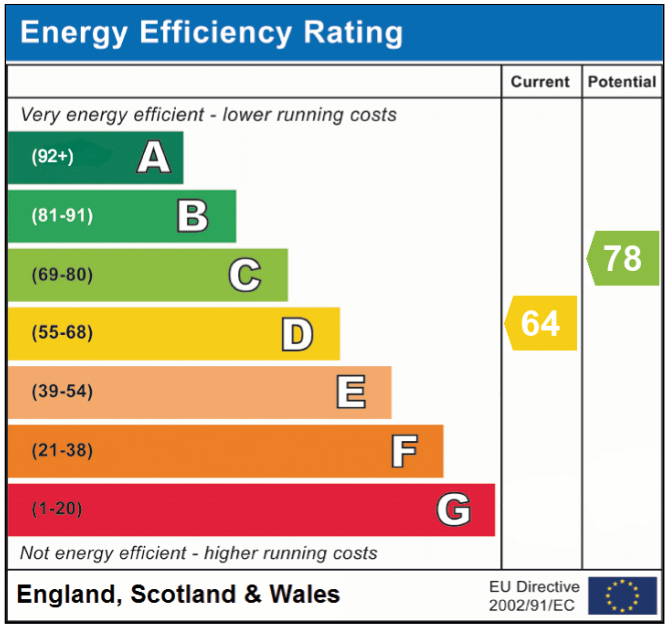
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.











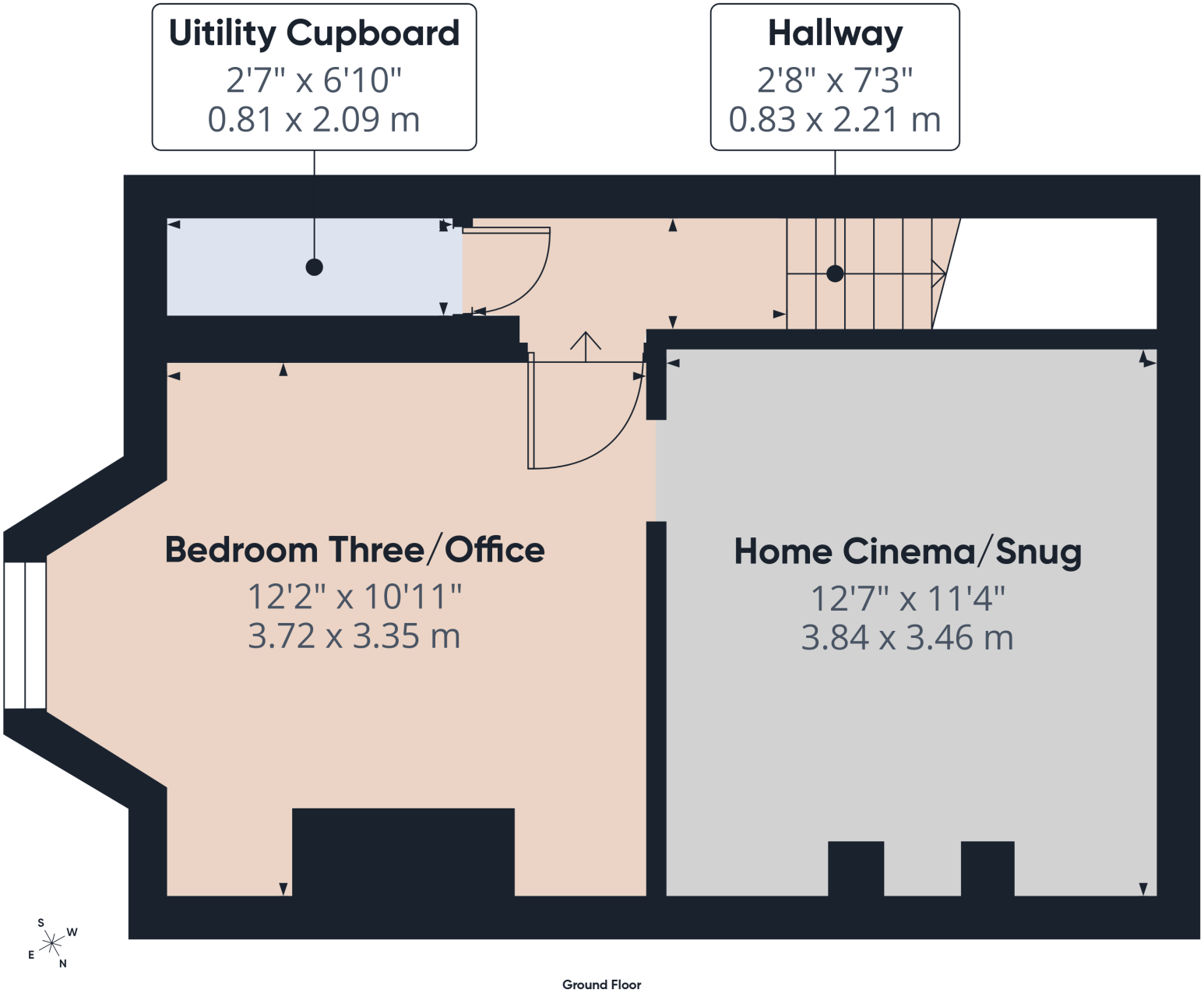






Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
Email: **sales@terencepainter.co.uk**
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor

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Approximate total area(1)

342 ft²

31.8 m²

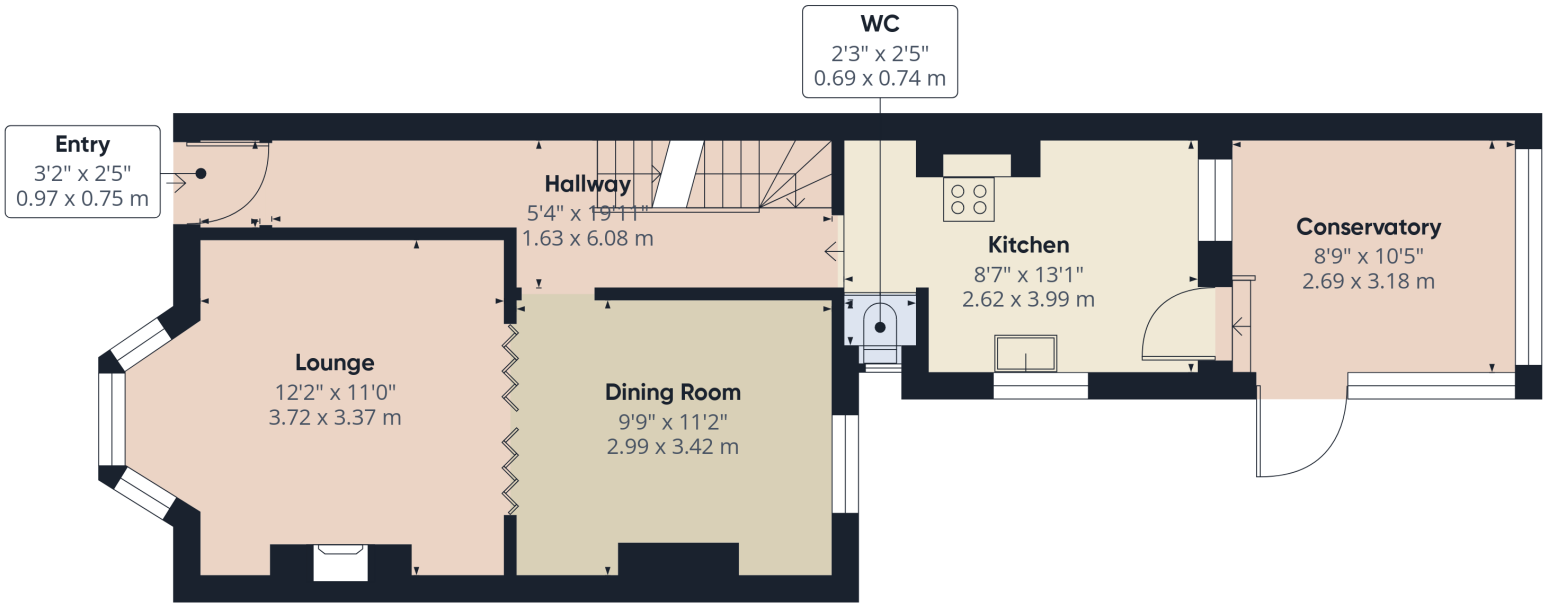
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area(1)

536 ft²

49.7 m²

(1) Excluding balconies and terraces

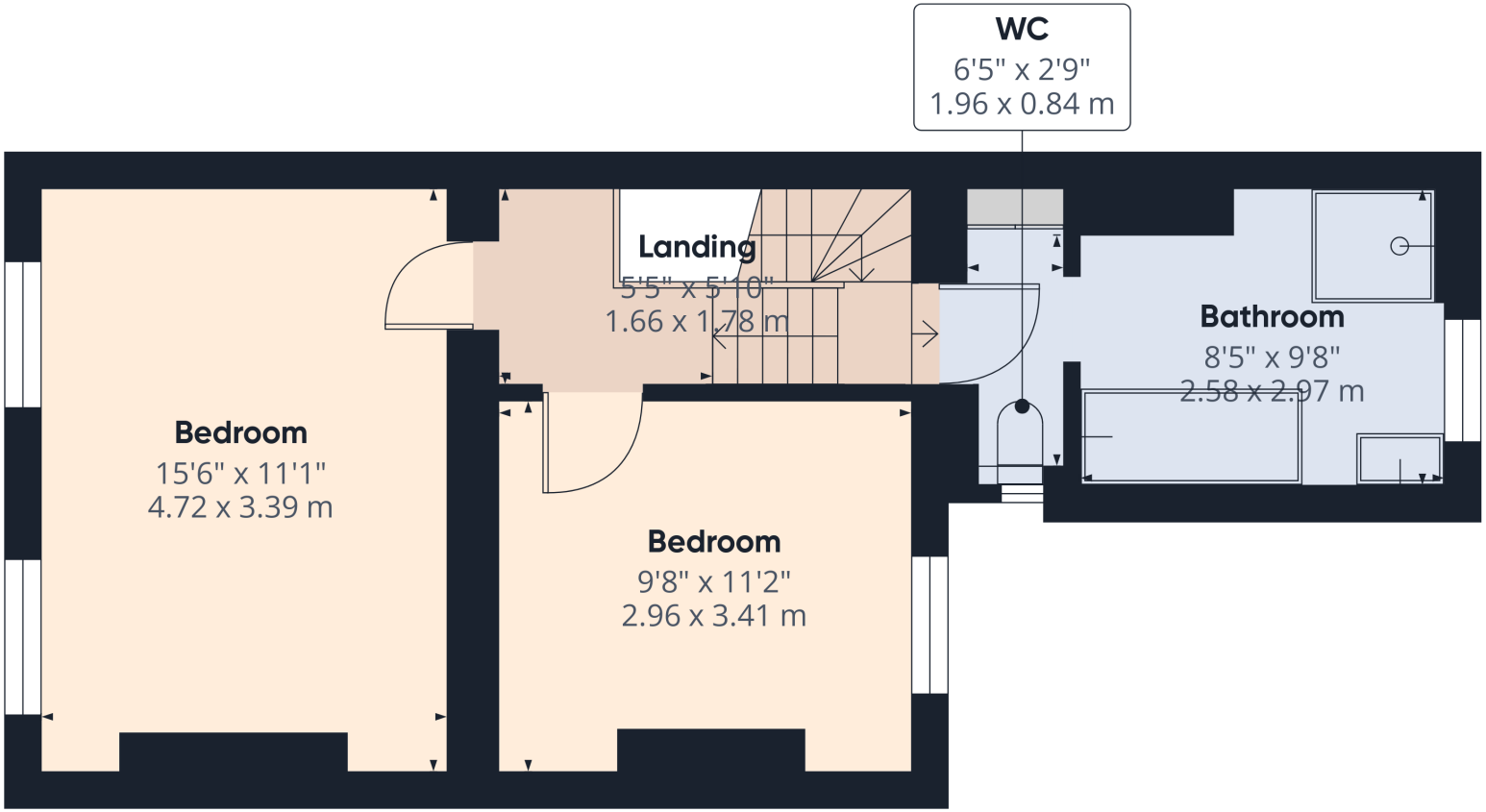
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Floor 2

Approximate total area(1)

416 ft²

38.7 m²

(1) Excluding balconies and terraces

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