

Terence Painter

ESTATE AGENTS



- Mid Terrace Period Home
- Currently Arranged as Five Bedrooms & Four Reception Rooms
- Spacious & Versatile Accommodation Arranged Over Four Floors
- Central Ramsgate Location
- Internal Accommodation Measuring Approximately 1835 ft² (170.5m²)
- Rear Garden
- Located Close To The High Street, Royal Harbour, Beach & Transport Links
- Two Shower Rooms & Two Seperate W.C's
- Requiring Modernisation
- No Forward Chain
- Development Potential (STP)

57 Grange Road, Ramsgate, Kent. CT11 9LR.

Freehold £325,000

Put your own stamp on this spacious five-bedroom period home, offered with no forward chain.

Located in one of Ramsgate's most sought-after residential areas, this substantial mid-terrace property presents an excellent opportunity to create a stunning family home. Ideally positioned close to local schools, the High Street, beautiful beaches, and superb transport links, it's perfectly suited to modern family living. Requiring full renovation throughout, the property offers generous accommodation arranged over four floors, extending to over 1,825 sq ft (170.5 sq m). Full of character and potential, the home provides flexible living space across four levels and, subject to the necessary permissions, may offer development opportunities.

The ground floor features two reception rooms, a kitchen, and a shower room, while the upper floors provide five bedrooms, an additional shower room, and a separate WC. The lower ground floor currently comprises two large reception rooms, a garden room, and a WC. Accessible via the main entrance hall or through its own separate front door, this level could, subject to planning, be converted into a self-contained flat or annex. Outside, the property benefits from a private rear garden measuring approximately 45 feet.

This is a fantastic opportunity to transform a spacious period property into a truly exceptional home. Contact Terence Painter Estate Agents on 01843 866866 to arrange a viewing.

Ground Floor

Entrance

Access is via a wooden front door.

Entrance Porch

1.41m x 1.11m (4' 8" x 3' 8")

Entrance Hall

2.77m x 1.65m (9' 1" x 5' 5")

Dining Room

3.66m x 3.15m (12' 0" x 10' 4") This room is open to the kitchen and there is an open doorway to the lounge.

Lounge

4.78m x 3.65m (15' 8" x 12' 0") There is a double glazed bay window to the front of the property.

Kitchen

3.16m x 1.80m (10' 4" x 5' 11") There is a double glazed window to the rear and a range of fitted kitchen units.

Shower Room

1.74m x 1.61m (5' 9" x 5' 3") There is a frosted double glazed window to the rear, fully tiled corner shower cubicle, low level w.c and a radiator.

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Lower Ground Floor

Reception Room One

5.09m x 4.77m (16' 8" x 15' 8") There is a double glazed bay window to the front of the property and a door to a hallway which features a UPVC front door.

Reception Room Two

5.11m x 3.54m (16' 9" x 11' 7") There are glazed French doors to the garden room.

Garden Room

2.45m x 1.65m (8' 0" x 5' 5") There are double glazed sliding doors to the rear garden and a door to a W.C.

W.C

2.67m x 1.83m (8' 9" x 6' 0") There is a double glazed window to the rear and a low level W.C.

First Floor

Landing

1.61m x 1.52m (5' 3" x 5' 0") There is a double glazed window to the rear, an open doorway to an inner hallway and doors leading off to two bedrooms, a shower room and a separate w.c.

Bedroom One

4.13m x 2.53m (13' 7" x 8' 4") There is a double glazed window to the front of the property.

Bedroom Two

3.21m x 2.54m (10' 6" x 8' 4") There is a double glazed window to the front of the property.

Shower Room

2.22m x 1.99m (7' 3" x 6' 6") There is a frosted double glazed window to the rear, fully tiled corner shower cubicle, low level w.c and a radiator.

Seperate W.C

2.00m x 0.81m (6' 7" x 2' 8") There is a low level w.c and a wash hand basin.

Second Floor

Landing

1.63m x 1.27m (5' 4" x 4' 2") There is a double glazed window to the rear and doors leading off to the remaining three bedrooms.

Bedroom Three

3.71m x 3.39m (12' 2" x 11' 1") There is a double glazed window to the rear of the property.

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Bedroom Four

4.07m x 2.56m (13' 4" x 8' 5") There is a double glazed window to the front of the property.

Bedroom Five

3.17m x 2.52m (10' 5" x 8' 3")

Exterior

Rear Garden

There is a private rear garden measuring approximately 45'.

Agents Note

Anti Money-Laundering Checks

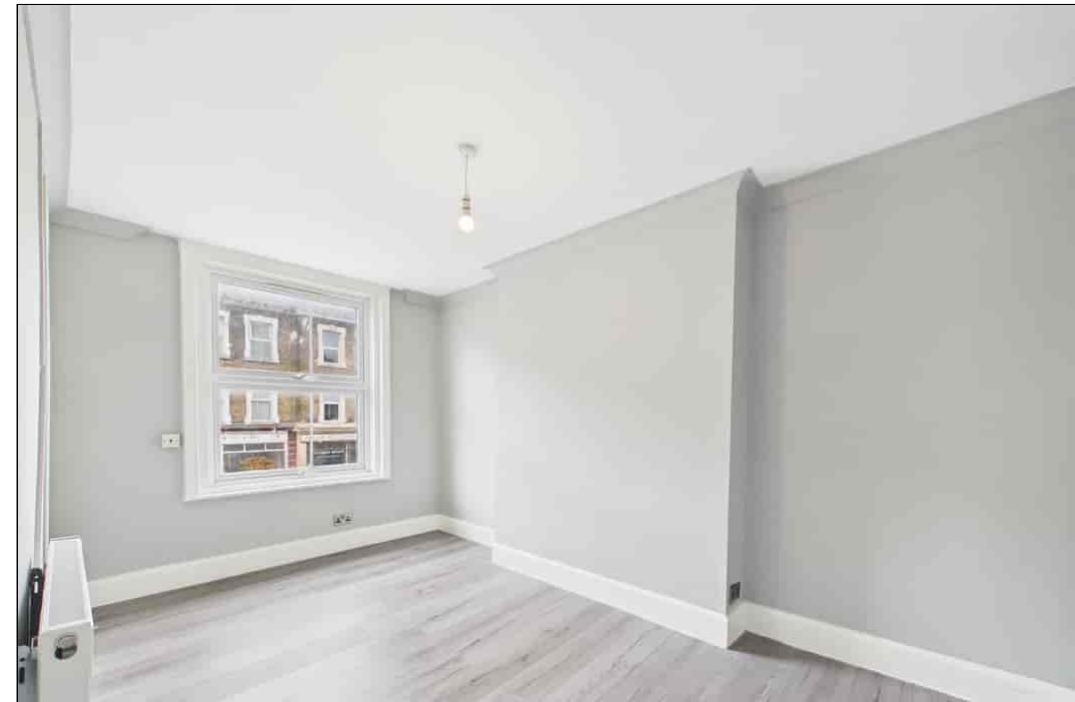
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have 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.

Council Tax Band

The council tax band is C.

Parking

There is unrestricted parking on nearby roads.



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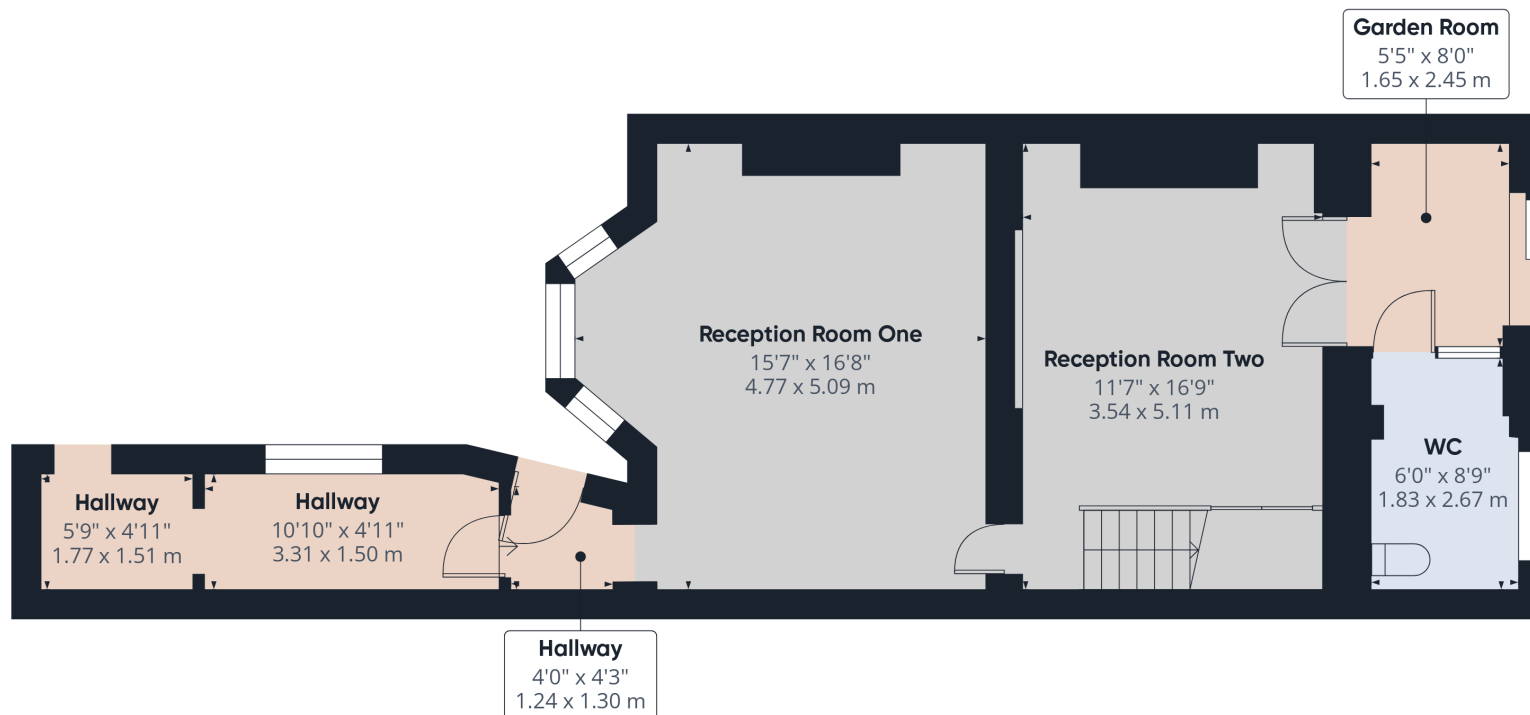


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Approximate total area⁽¹⁾

606 ft²
56.3 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.

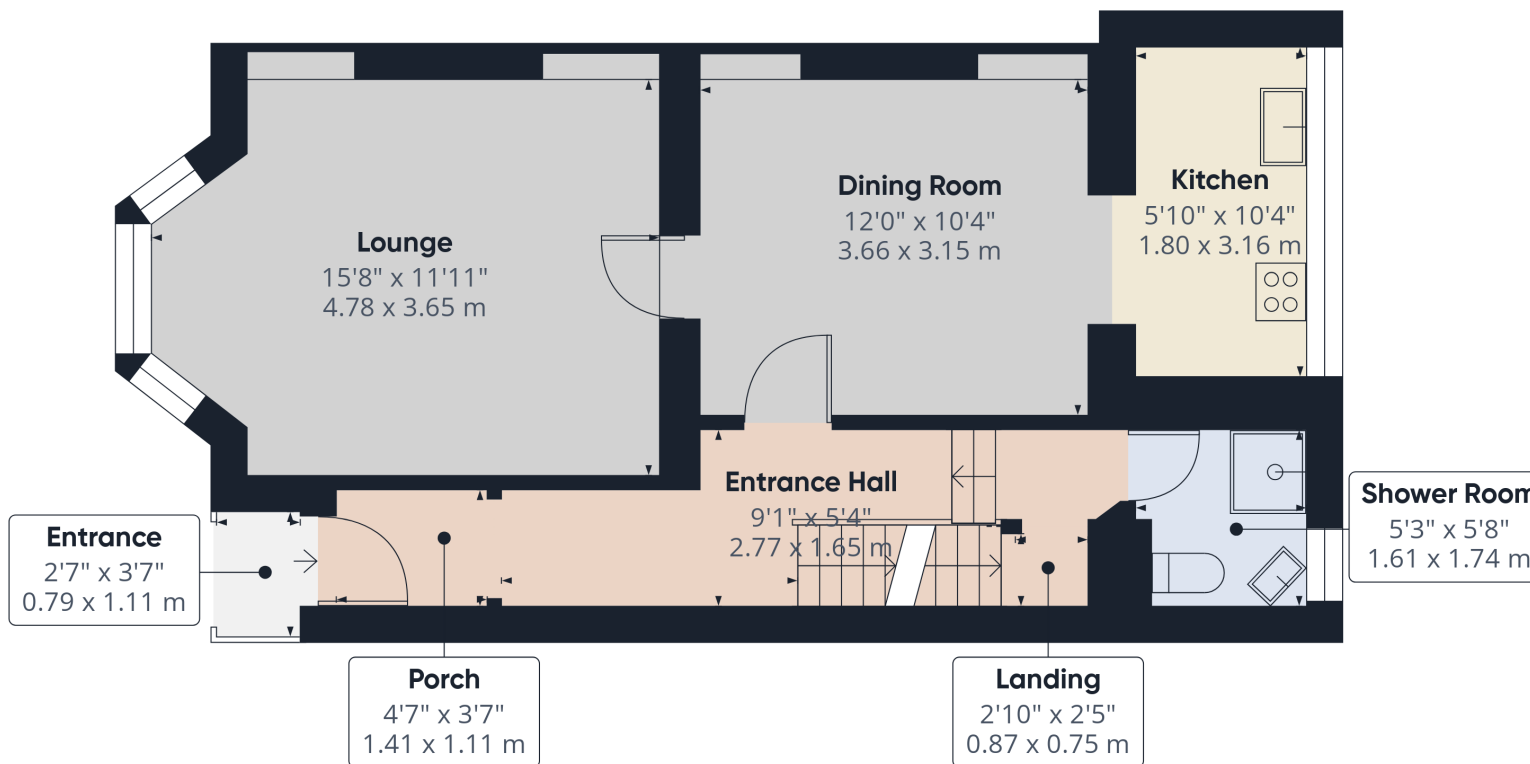
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Ground Floor

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Floor 1

Approximate total area⁽¹⁾

487 ft²

45.3 m²

Balconies and terraces

10 ft²

0.9 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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Approximate total area⁽¹⁾
369 ft²
34.2 m²

(1) Excluding balconies and terraces

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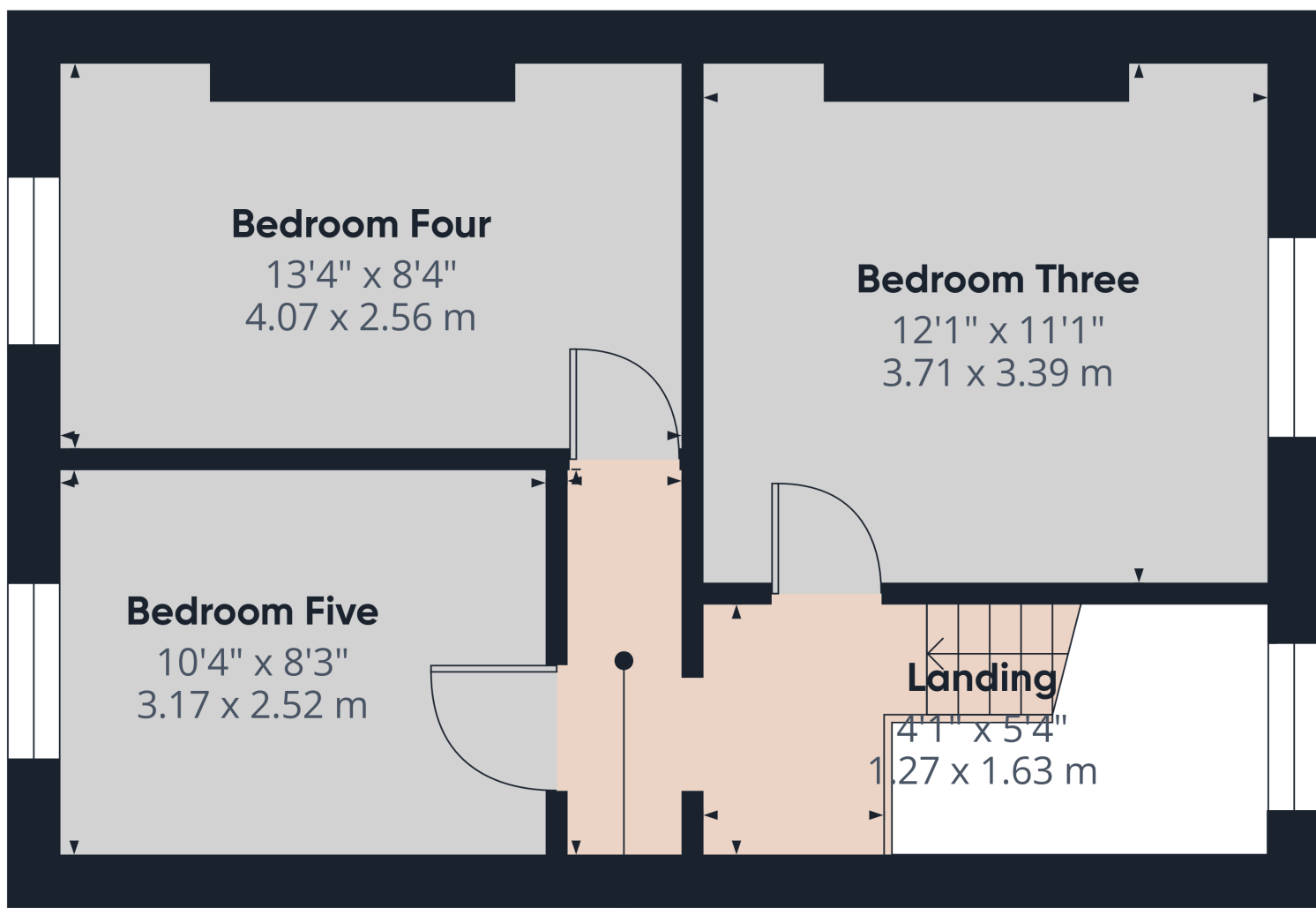
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Floor 2

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Hallway
2'5" x 8'4"
0.76 x 2.56 m

Floor 3

Approximate total area⁽¹⁾
373 ft²
34.7 m²

(1) Excluding balconies and terraces

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