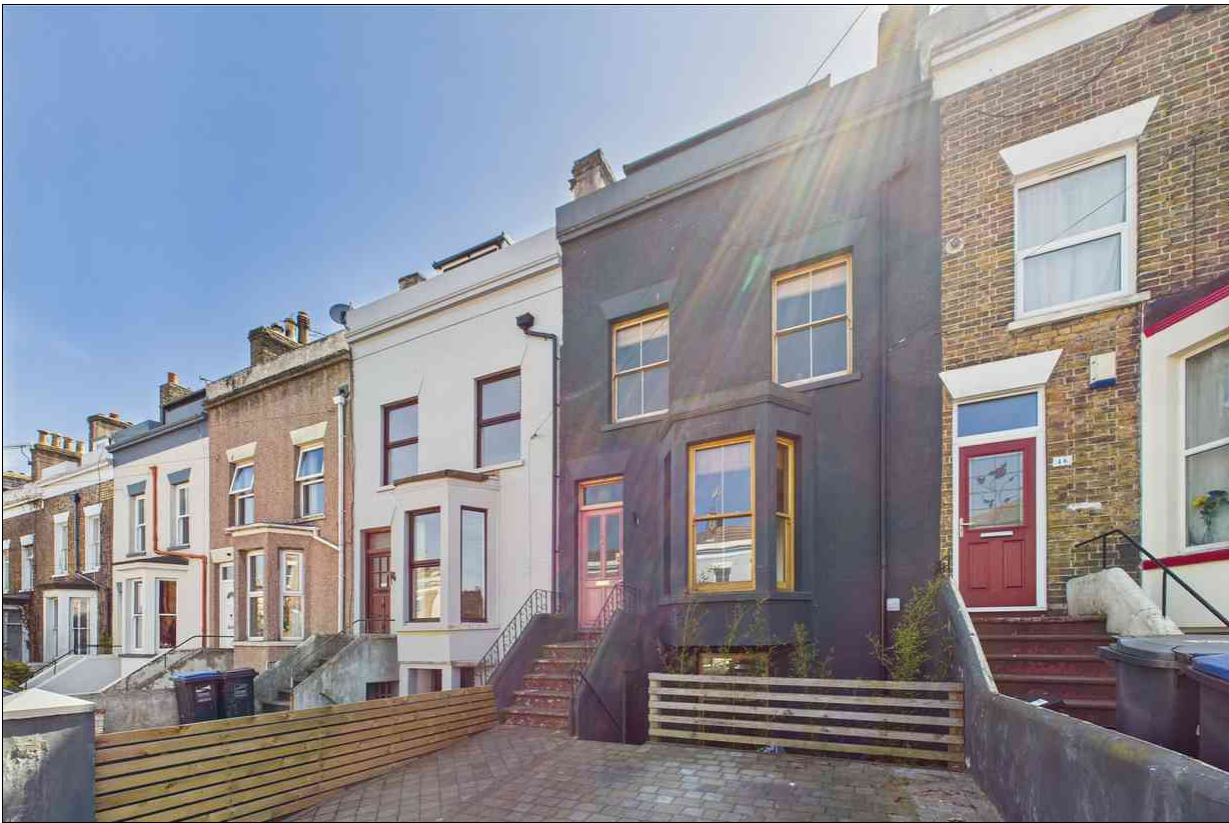


Terence Painter

ESTATE AGENTS



- Period Terrace Home
- Four Bedrooms
- Landscaped South Facing Rear Garden with Raised Terrace Area
- Self Contained Studio Flat with Decked Garden
- Recently Remodelled & Renovated to a Very High Standard
- Spacious & Flexible Living Accommodation Over Four Floors
- Double Width Block Paved Driveway
- Many Original Features
- Located Close To The High Street, Schools, Royal Harbour, Beach & Transport Links
- Central Ramsgate Location

44 Vale Road, Ramsgate, Kent. CT11 9LS.

Freehold £475,000

FOUR BEDROOM PERIOD FAMILY HOME WITH A SELF-CONTAINED FLAT WHICH HAS BE LOVINGLY RENOVATED AND REMODELLED TO THE MOST IMPRESSIVE STANDARD INSIDE AND OUT!

This home is a true credit to the current vendors who over the years have methodically and sympathetically renovated and remodelled it to the most impressive standard inside and out.

Presented it in immaculate turn key condition and boasting many original features, the spacious and versatile accommodation of this home is arranged over four floors. On the upper ground floor level there is a welcoming entrance hall, lounge with log burner fireplace which is open to a well appointed and stylish kitchen/diner with a pantry/utility room and bi-folding doors to a raised decked terrace.

On the upper two floors there are four individually decorated bedrooms and the most impressive family bathroom which boasts a large walk in shower cubicle and a freestanding claw foot bath.

On the lower ground floor the current vendors have created a studio style apartment which boasts a private front door, fitted kitchen, stunning shower room and a large decked terrace area. As the lower ground floor can also be accessed via the main house, this area could also just be incorporated within the accommodation of the main house and would make a fantastic en-suite bedroom or further living room.

Externally this house has a well established south facing landscaped rear garden which features a large raised decked terrace area immediately to the property with steps down to a lawned garden with a seating area and an abundance of trees, hedges and shrubs.

This really in a stunning family home which offers so much more than meets the eye so call Terence Painter on 01843 866 866 to arrange your viewing.

Upper Ground Floor

Entrance

Access into the property is via a part glazed wooden front door to the entrance hall.

Entrance Hall

5.08m x 1.15m (16' 8" x 3' 9") This welcoming entrance hall features a column style radiator, high level skirting boards, varnished floorboards, door to the kitchen/diner and stairs to all floors.

Open Plan Kitchen/Diner/ Living Room

Kitchen/Diner Area

4.62m x 3.39m (15' 2" x 11' 1") The kitchen/diner features a range of fitted base and drawer units with an integrated dishwasher, electric oven/grill and gas hob with an extractor hood. There is a ceramic sink inset to wooden work tops with complementing upstands and tiled splashbacks, fitted shelving and exposed brick wall. There are wall lights, down lights, high level skirting boards, varnished floorboards and an open doorway to a utility room/walk in larder with fitted shelving and space and plumbing for the washing machine and fridge/freezer. This area is open to the living room area.

Living Room Area

3.81m x 3.49m (12' 6" x 11' 5") There is a three section bay window to the front of the property, exposed brick fireplace with a log burner inset and tiled hearth, fitted shelving and television unit to recesses with feature lighting, media points, high level skirting boards and varnished floorboards.

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Lower Ground Floor (Self Contained Studio Flat)

Self Contained Flat

The current vendors designed and finished this area of the property as a self contained studio style flat. However, as this area can be accessed via the main house and a private front door, it can easily be incorporated into the accommodation of the main house and could be used as a further en-suite bedroom or living room.

Hallway

3.44m x 1.08m (11' 3" x 3' 7") There is a part glazed front door to the entrance hall which features high level skirting boards, carpeted stairs to the upper ground floor entrance hall and a door to the open plan kitchen/dining/family room.

Open Plan Kitchen/Living/Bedroom

Bedroom Area

3.83m x 3.42m (12' 7" x 11' 3") The bedroom area is located to the front of the property and features a sash window to the front, high level skirting boards, column radiator, exposed brick fireplace with tiled hearth and carpet flooring.

Kitchen/Living Room

4.55m x 2.44m (14' 11" x 8' 0") The living room area has wall lights, column style radiator, high level skirting boards and carpet flooring. The kitchen comprises a range of base and drawer units with an integrated gas hob with an extractor hood over. There is a ceramic sink inset to wooden worktops with complementing upstands and tiled splashback, fitted shelving, down lights, wooden flooring, door to the shower room and a double glazed window and door to the rear which provides access to the decked terrace.

Shower Room

2.46m x 1.25m (8' 1" x 4' 1") There is a fully tiled double shower cubicle with a rain style shower head with a hand shower attachment, low level w.c, pedestal wash hand basin, towel radiator, double glazed window to the rear, extractor, down lights and wooden flooring.

Garden/Decked Terrace

5m x 5m (16' 5" x 16' 5") This great size sheltered decked area features stairs up to the main garden, outside lighting and power points.

First Floor

Landing

This is a split level landing with a sash window to the rear of the property, stairs to the second floor, down light, varnished wooden flooring and doors leading off to the bathroom and principle bedroom.

Principle Bedroom

4.52m x 3.48m (14' 10" x 11' 5") This bright and airy bedroom has two sash windows to the front of the property, fitted wardrobes, high level skirting boards, ornate cast iron fireplace with a wooden surround and slate hearth, two column radiators and varnished wooden flooring.

Bathroom

3.10m x 3.05m (10' 2" x 10' 0") This extremely well appointed bathroom has a free standing claw foot bath with an antique style mixer tap, large fully tiled walk in shower cubicle with a fitted rain style shower head with a seperate hand shower attachment, low level w.c and a pedestal wash hand basin with tiled splashback. There is a sash window to the rear of the property, ornate cast iron fireplace with a wooden surround and slate hearth, towel radiator, high level skirting boards, down lights, wall lights and varnished wooden flooring.

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Second Floor

Landing

This is a split level landing with a sash window to the rear, down lights, loft hatch, varnished flooring and doors leading off to the remaining bedrooms.

Bedroom Two

2.72m x 2.72m (8' 11" x 8' 11") There is a sash window to the front of the property, high level skirting boards, column radiator and varnished wooden flooring.

Bedroom Three

3.05m x 2.86m (10' 0" x 9' 5") There is a large double glazed window to the rear of the property with elevated roof top views over Ramsgate, high level skirting boards, column radiator and varnished wooden flooring.

Bedroom Four

2.76m x 1.86m (9' 1" x 6' 1") There is a sash window to the front of the property, high level skirting boards, column radiator and varnished wooden flooring.

Exterior

Raised Decked Terrace

4.51m x 3.06m (14' 10" x 10' 0") This private south facing raised decked terrace leads off the kitchen/diner and features out side lighting and steps down to the garden.

Rear Garden

Measuring approximately 55', this beautifully established landscaped south facing garden features a lawned area with an abundance of trees, hedges and shrubs. There is a footpath to the rear where there is a paved area with a shed and laundry drying area.

Driveway

There is a block paved double width informal driveway to the front of the property.

Council Tax

The council tax band is C.



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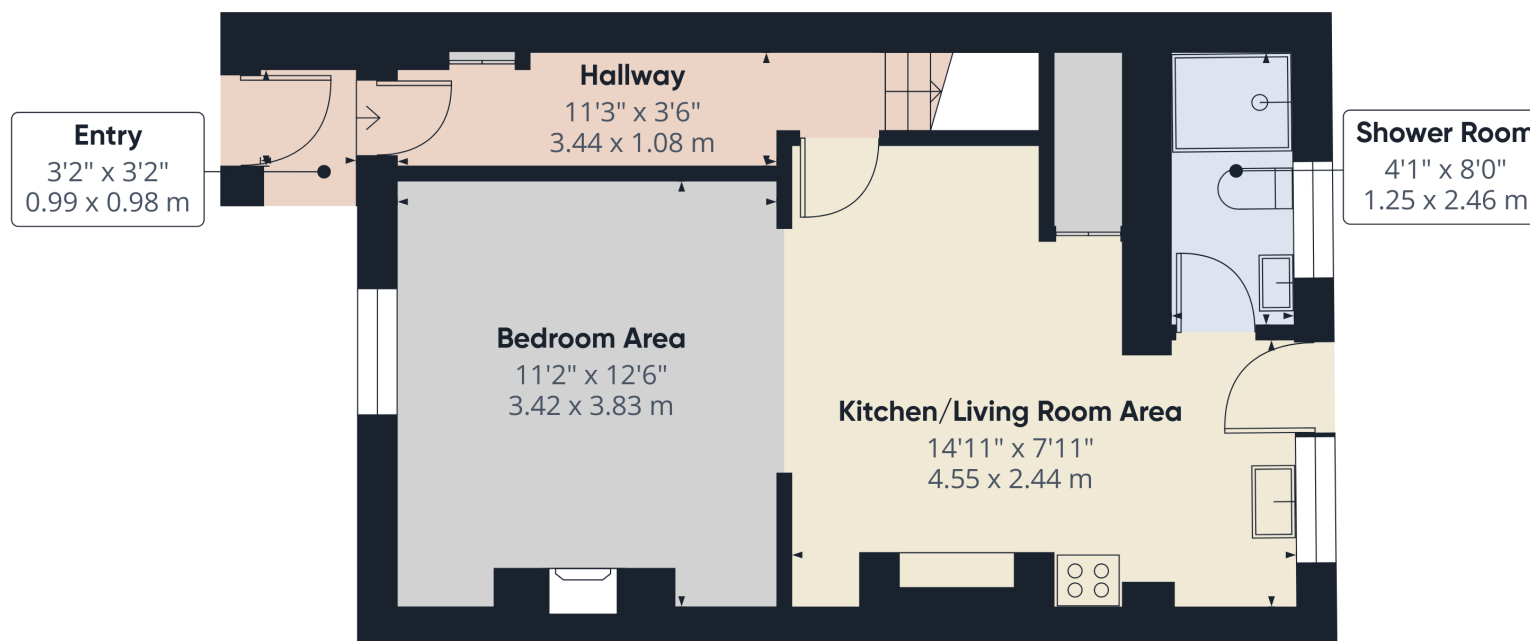


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area⁽¹⁾

420 ft²

39 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

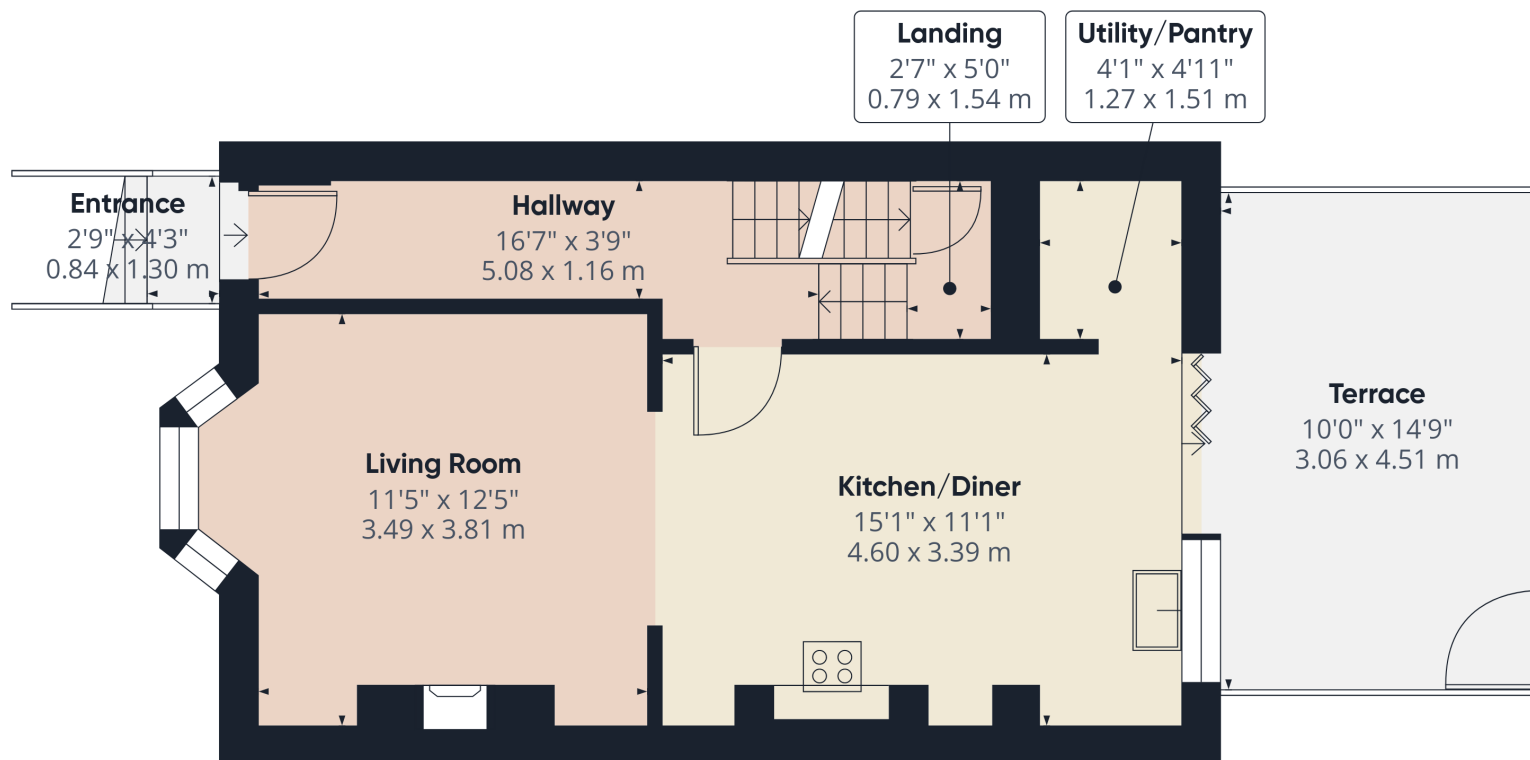
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Ground Floor

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Approximate total area⁽¹⁾

424 ft²
39.4 m²

Balconies and terraces

161 ft²
14.9 m²

(1) Excluding balconies and terraces

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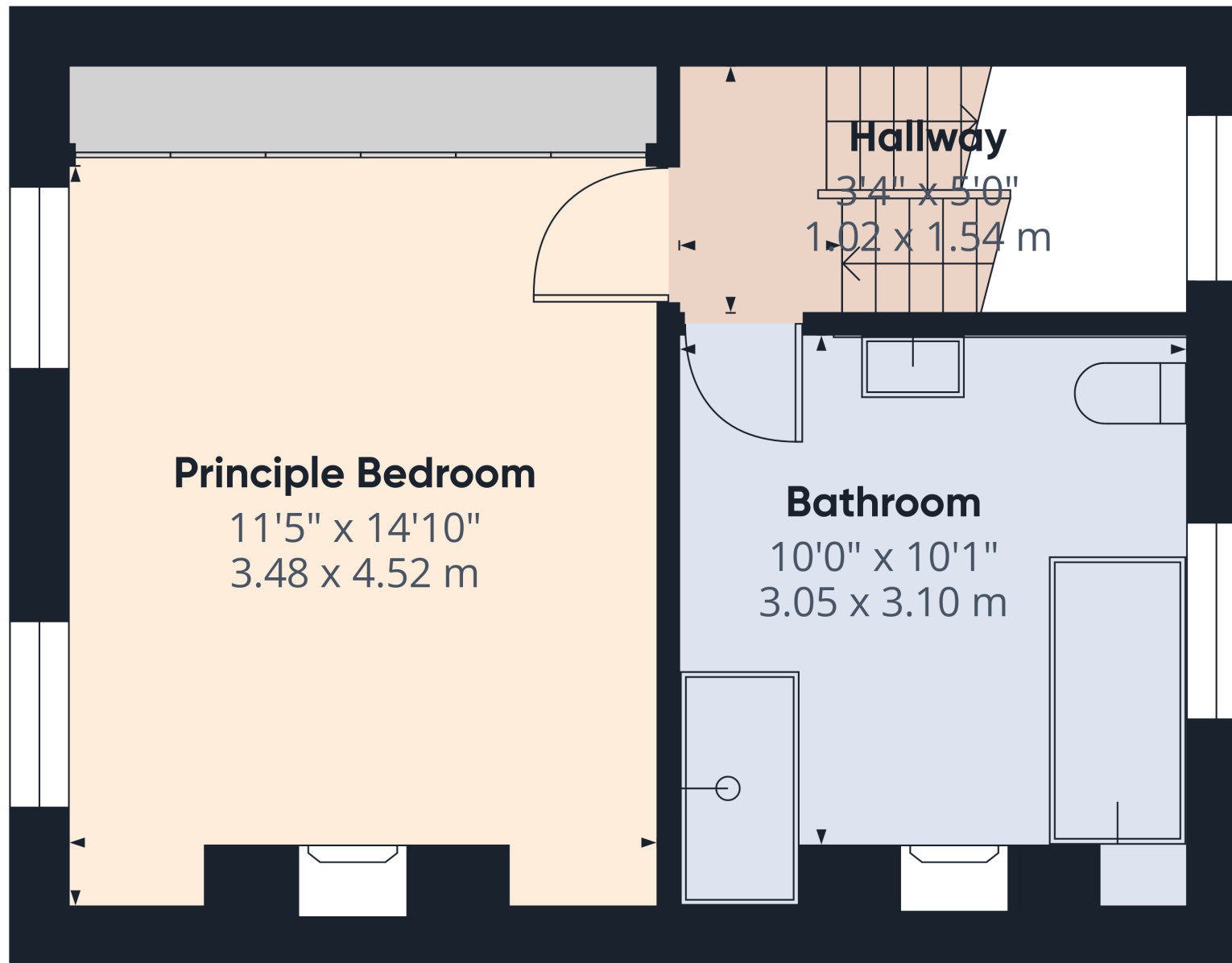
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GIRAFFE360

Floor 1

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Approximate total area⁽¹⁾

310 ft²

28.7 m²

(1) Excluding balconies and terraces

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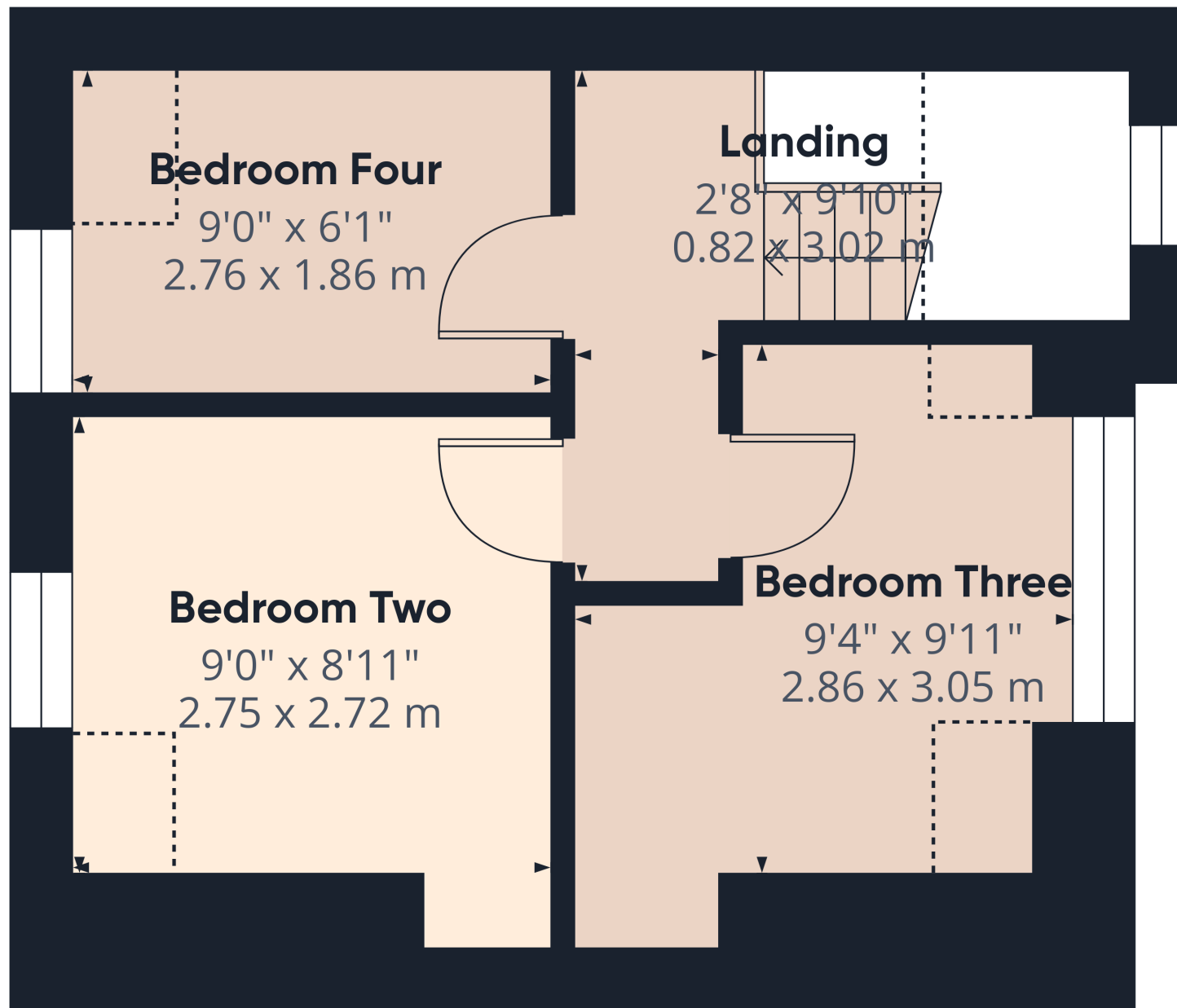
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Floor 2

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Floor 3

Approximate total area⁽¹⁾

252 ft²
23.4 m²

Reduced headroom

18 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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