



25 Lorne Road, Ramsgate, CT11 0AE

Guide Price £200,000 to £215,000

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This late-Victorian terrace on Lorne Road offers a smart, move-in-ready home with two bedrooms, two reception rooms and a low-maintenance garden, all within easy reach of Ramsgate town and the seafront. Behind the classic brick façade, the interiors are tastefully presented in calm, modern tones and make the most of the space.

The front door opens to a comfortable living room, perfect for settling in at the end of the day. Beyond is a versatile dining room with the staircase to the first floor and room for a proper table, storage and a desk if you work from home. A rear lobby leads to a contemporary bathroom with metro tiling, a shower over the bath and a well-planned galley kitchen fitted with sleek grey cabinetry, wood-style worktops and a door straight out to the garden.

Upstairs there are two double bedrooms arranged off the landing. Both are a good size and the second bedroom makes an ideal guest room, nursery or study depending on your needs.

Outside, the garden has been designed for easy upkeep with a generous paved terrace – a private spot for morning coffee, barbecues or container planting – with walled boundaries and space for shed storage.

All told, this is a stylish, practical home in a handy location – ideal for first-time buyers, down-sizers or anyone looking for a solid Ramsgate base with everything close at hand.

Ramsgate is a friendly and popular Kentish seaside town with spectacular sandy beaches and a laidback vibe. The coastline faces South with its Royal Harbour and stunning Marina, Ramsgate has a thriving café culture and plenty of restaurants, shops, galleries and places of interest to visit. There are a number of well-regarded schools including grammar schools. The train station has regular and high-speed services to London and the town is well connected for road commuters also.





GROUND FLOOR -

Living Room - 3.4m x 3.25m (11'2" x 10'8")

Dining Room - 3.4m x 3.38m (11'2" x 11'1")

Kitchen - 3.15m x 1.8m (10'4" x 5'11")

Bathroom - 2.3m x 1.5m (7'6" x 4'11")

FIRST FLOOR -

Landing

Bedroom - 3.4m x 3.25m (11'2" x 10'8")

Bedroom - 3.4m x 2.67m (11'2" x 8'9")

EXTERNAL -

Front - courtyard

Rear - paved garden

TENURE -

Freehold

COUNCIL TAX -

Thanet District Council

Band A (£1,610.30 per year)

EPC RATING -

64 | D

SERVICES -

We are informed that all mains services are connected to the property

HEATING -

Gas Central Heating

BROADBAND -

Ultrafast Fibre to the Property internet available (FTTP)

LISTED BUILDING -

No





CONSERVATION AREA -
No

CONSTRUCTION -
Standard

PARKING -
No parking - on street only

OUTSIDE SPACE -
Small front courtyard, paved garden to rear

RESTRICTIONS, RIGHTS AND EASEMENTS -
To the best of our knowledge, there are no unusual restrictions, rights or easements that would affect the enjoyment of the property. However, as with all property purchases, we advise confirming this information with your legal representative.

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AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Room measurements are maximum unless otherwise stated. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



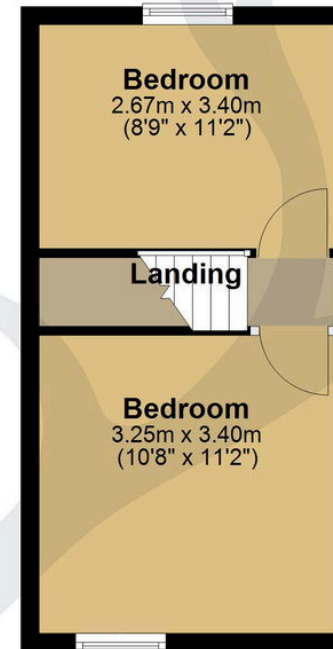
Ground Floor

Approx. 33.9 sq. metres (365.2 sq. feet)



First Floor

Approx. 23.4 sq. metres (251.6 sq. feet)



Total area: approx. 57.3 sq. metres (616.8 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.