



52 Church Road, Ramsgate, CT11

Guide Price £230,000 to £240,000

52 Church Road, Ramsgate, CT11

Offered for sale with no forward chain and just a short walk from Ramsgate's vibrant town centre and picturesque harbour, this charming two-bedroom home sits tucked away on a peaceful residential street, offering the best of both convenience and tranquility. Its central yet quiet setting makes it ideal for a wide variety of buyers, from families and downsizers to those looking for a holiday retreat or an easy lock-up-and-leave.

Step inside and you're greeted by a bay fronted, light-filled living room at the front, complete with a feature fireplace that adds character and warmth. The adjoining dining room provides an inviting space for entertaining and family meals, leading seamlessly through to a newly fitted kitchen. Finished in a contemporary style, the kitchen comes well appointed with plenty of cupboards and worktop space making it ready to enjoy from the moment you move in. Upstairs, there are two well-proportioned double bedrooms, both bright and spacious, along with a newly installed bathroom that has been thoughtfully designed and finished to a high standard.

Outside, the courtyard garden is a real highlight. It's fully enclosed and low-maintenance providing a private and tranquil haven for relaxing or entertaining. Whether you're enjoying a quiet morning coffee or gathering with friends, it's an outdoor space that perfectly complements the home's stylish interior.

Offered to the market chain free, this property is ready for its new owners to move straight into and enjoy. With its blend of modern updates, character charm, and unbeatable location just minutes from all amenities, this home truly stands out as a versatile and attractive option on the Ramsgate market.

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 -

Hallway

Living Room - 3.39m x 3.3m (11'1" x 10'10")

Dining Room - 3.51m x 3.4m (11'6" x 11'2")

Kitchen - 3.02m x 2.41m (9'11" x 7'11")

FIRST FLOOR -

Landing

Bedroom One - 4.34m x 3.4m (14'3" x 11'2")

Bedroom Two - 3.43m x 2.64m (11'3" x 8'8")

Bathroom - 3.05m x 2.44m (10'0" x 8'0")

EXTERNAL -

Courtyard Garden

TENURE -

Freehold

COUNCIL TAX -

Thanet District Council

Band B (£1,878.69 Per year)

EPC RATING -

57 | 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 - None - ample on street parking available

OUTSIDE SPACE - Rear Courtyard Garden

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.

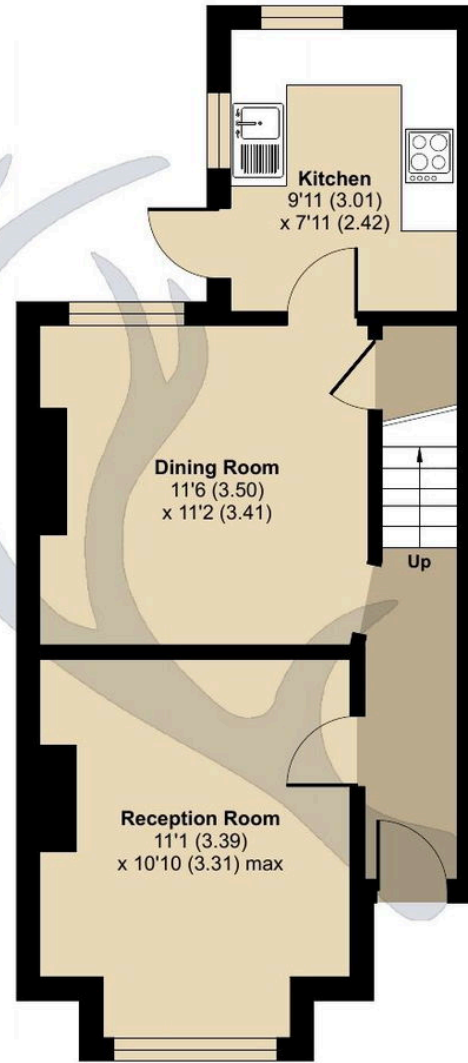
AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural 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.



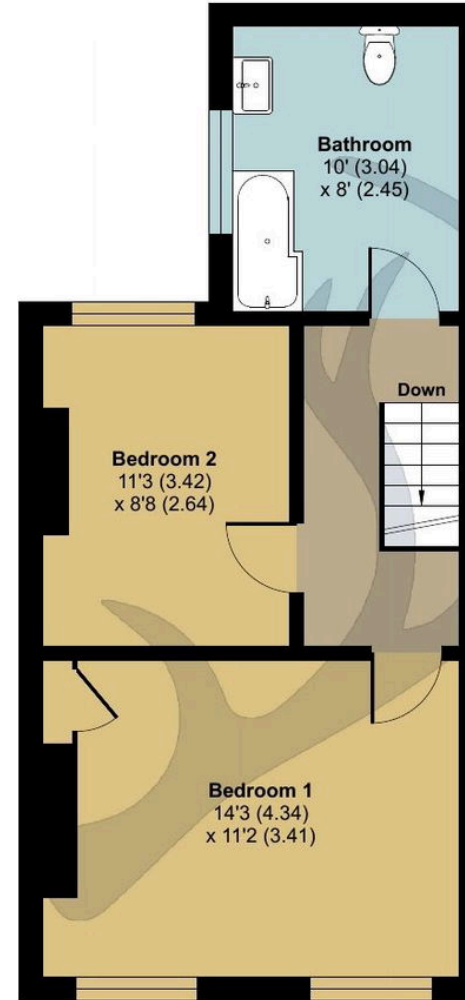
Church Road, Ramsgate, CT11

Approximate Area = 832 sq ft / 77.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Alexander Russell Estate Agents Limited. REF: 1346044

