



82 College Road, Ramsgate, CT11 7AB

Guide Price £260,000 to £270,000

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This attractive family home on College Road in Ramsgate is beautifully presented and offers a fantastic balance of modern style and everyday practicality. Set in a convenient yet peaceful spot, it's a property that feels bright, welcoming and ready to move straight into.

Inside, the accommodation flows well. The entrance hall leads through to a generous open-plan reception and dining room, a wonderful space for both relaxing and entertaining. The front lounge area is warm and inviting with a feature fireplace, while the dining area at the rear connects seamlessly to the garden through sliding patio doors. The kitchen has been thoughtfully designed with shaker-style cabinets, 40mm solid oak worktops and plenty of storage, along with direct access outside.

Upstairs, there are three bedrooms. The main bedroom enjoys a full wall of fitted wardrobes and lots of natural light, while the second and third bedrooms are also comfortable sizes. A family bathroom completes the layout.

Outside, the rear garden is landscaped into patio and lawned areas, creating an ideal setting for outdoor dining, children's play or simply relaxing in the sun. To the front, there is a smart paved approach, and the property also comes with a garage and off-road parking.

The home is well placed for local schools, shops and transport links, making it a superb choice for families.

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.





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GROUND FLOOR -

Porch

Hallway

Living / Dining Room - 7.98m x 3.55m (26'2" x 11'8")

Kitchen - 3.55m x 2.64m (11'8" x 8'8")

FIRST FLOOR -

Bedroom One - 4.27m x 3.3m (14'0" x 10'10")

Bedroom Two - 3.66m x 2.81m (12'0" x 9'3")

Bedroom Three - 2.51m x 2.08m (8'3" x 6'10")

Bathroom - 1.77m x 1.7m (5'10" x 5'7")

EXTERNAL -

Garden

Garage - 5.49m x 2.52m (18'0" x 8'3")

TENURE -

Freehold

COUNCIL TAX -

Thanet District Council

Band C (£2,147.06 per year)

EPC RATING - 62 | D

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

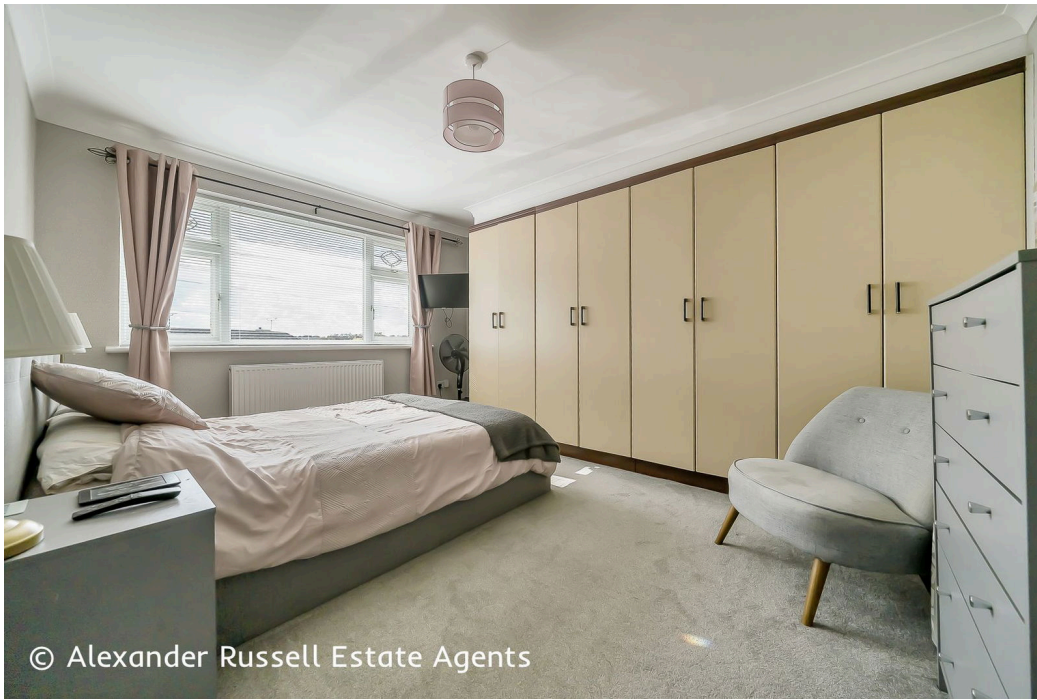
HEATING - Gas Central Heating

BROADBAND - Ultrafast Fibre to the Property internet available (FTTP)

LISTED BUILDING - No

CONSERVATION AREA - No

CONSTRUCTION - Standard



PARKING - Garage

OUTSIDE SPACE - Garden

RESTRICTIONS, RIGHTS AND EASEMENTS -

We note from the title register, there are restrictive covenants that appear to be historic. 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.



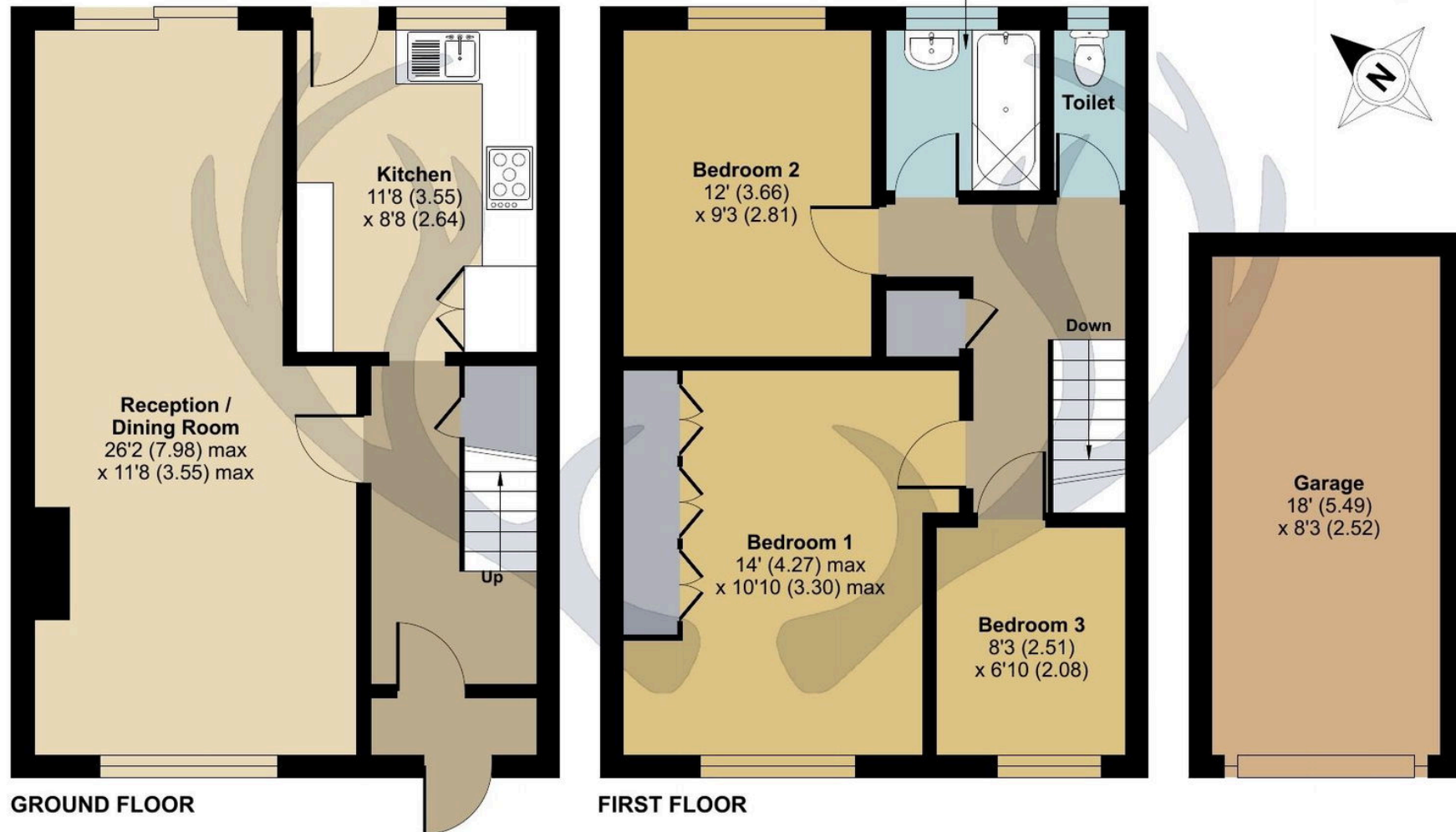
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Approximate Area = 950 sq ft / 88.3 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1099 sq ft / 102.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Alexander Russell Estate Agents Limited. REF: 1346049

