



Charles Bainbridge



The Laurels, 19 South Eastern Road,
Ramsgate, Kent, CT11 9TR

£530,000











The Laurels is an elegant end-terrace period house offering extensive and versatile accommodation over four floors. The property is currently arranged to provide a self-contained flat on the lower ground floor which includes independent access from the front but retains internal access to the upper floors providing versatility of use. The flat may be useful annexe accommodation or could be let either permanently or on a short-term basis and is currently used as a successful Airbnb with the owner having a Superhost status. The flat has attractively presented accommodation including a sitting/dining room to the front opening onto the courtyard, comprehensively fitted kitchen, a bedroom to the rear and an attractively appointed bathroom. The main house is arranged over the upper three floors, on the ground floor is a large reception room to the front with an impressive fireplace and kitchen/dining room to the rear overlooking the garden. There is an attractive shower room to the rear. On the first floor are two bedrooms plus a large bathroom with a freestanding bath and on the second floor are three further bedrooms. The property enjoys accommodation of elegant proportions with a host of features of the period.

Externally there is an enclosed garden to the rear measuring approx. 162ft (49.34m) deep x 20ft (6.09m) wide. From the house is a lawn with beds well-stocked with a variety of ground-covering plants, flowering plants, shrubbery, roses, small trees and climbing plants. There is a small wildlife pond and vegetable garden with a shed and a former chicken house. A path continues towards the rear of the garden with further mature beds.

The property is set in a popular road in the coastal town of Ramsgate. There is a colourful array of local restaurants and bistros around the Royal Harbour and an impressive range of architecture throughout the town itself providing a fascinating and unique setting. The local coastline is renowned for its sandy beaches and the neighbouring town of Broadstairs provides a quintessentially pretty historic town centre and seafront. There is a vast array of local leisure facilities including the nearby North Foreland Golf Course and The Royal Temple Yacht Club only a few doors down. Ramsgate train station provides High-Speed services to London St. Pancras with a journey time of approx. 1hr 14 mins. The Cathedral City of Canterbury is accessible to the west and offers a wide range of cultural, leisure and shopping facilities.

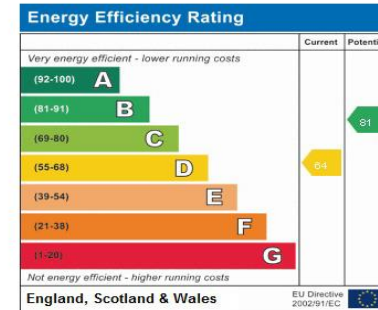
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

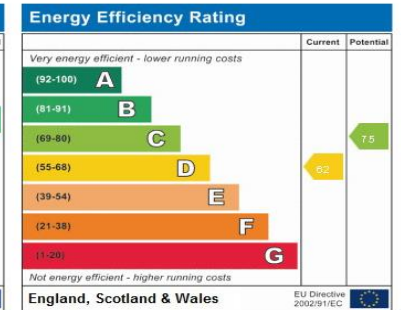
Council tax Bands: House - B Basement Flat - A

Local Authority: Thanet District Council, PO Box 9, Cecil Street,
Margate, Kent, CT9 1XZ.

We would be pleased to arrange a viewing by appointment; simply call
01227 780227 or email sales@charlesbainbridge.com



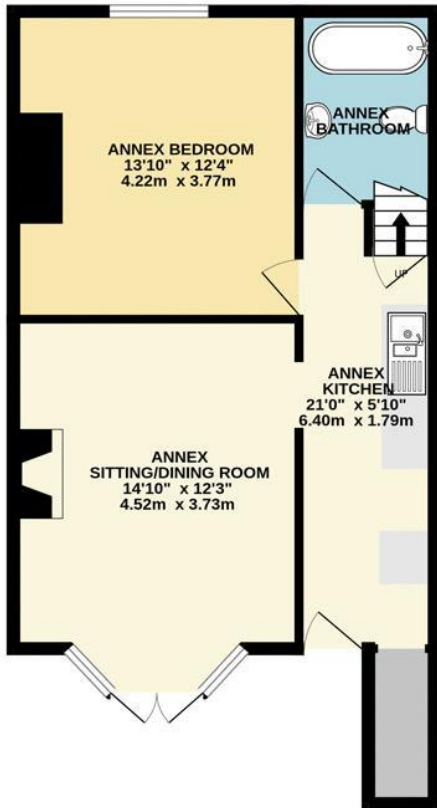
House



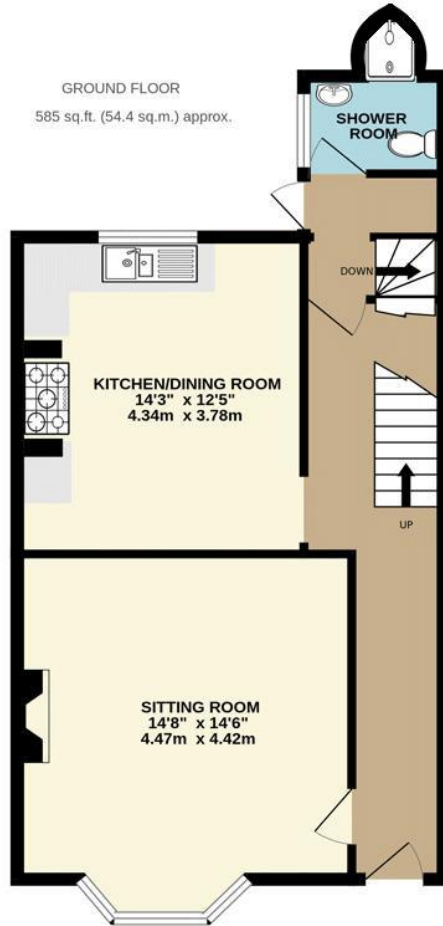
Basement Flat



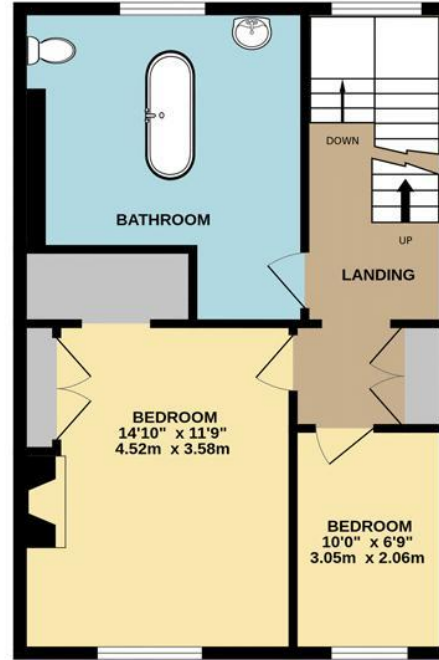
LOWER GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



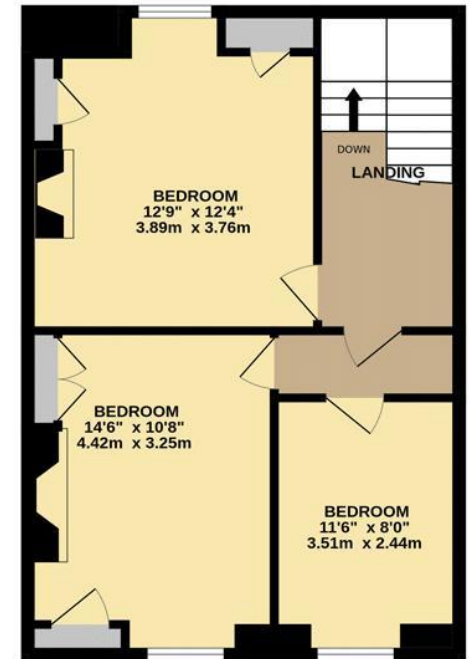
GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



FIRST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



SECOND FLOOR
510 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 2154 sq.ft. (200.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

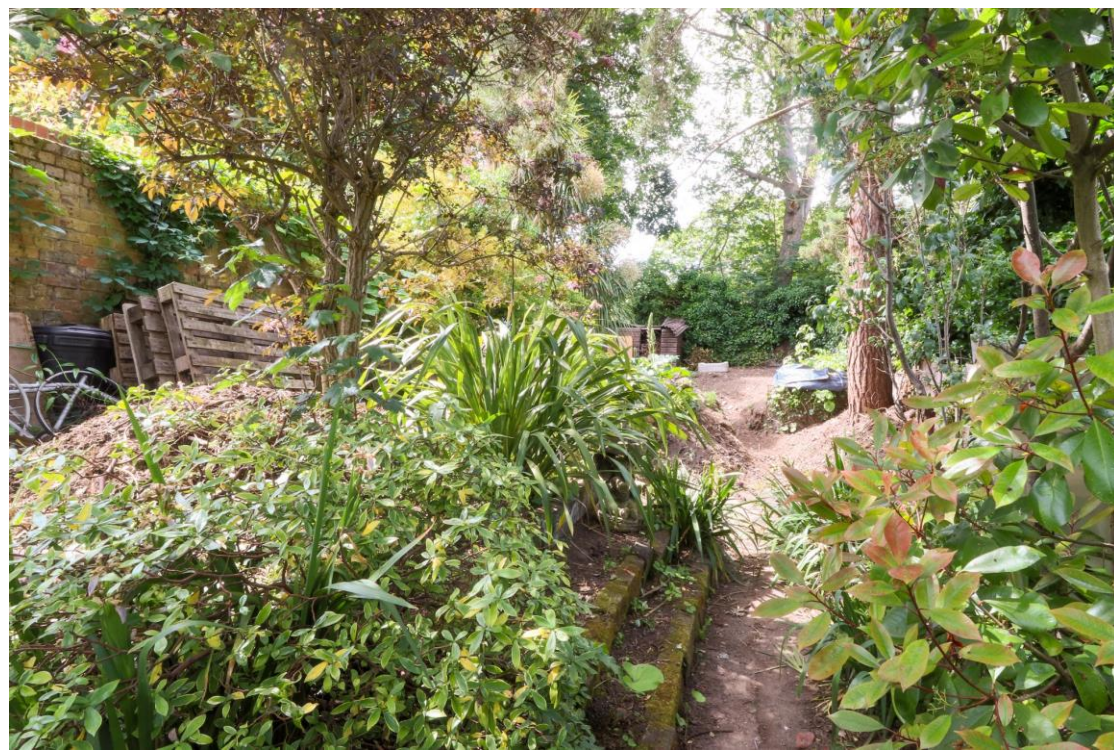
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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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