

# KE



19A Addington Street, Ramsgate, CT11 9JL

£475,000

- Elegant Period Property Brimming With Original Features
- Strolling Distance To Ramsgate's Stunning Harbour And Esplanade
- Excellent High Speed Rail Links To London St Pancras
- Self Contained Lower Ground Floor Apartment With Holiday Let Potential
- Long Stretch Of Stunning Sandy Blue Flag Beach
- Bustling Promenade With Delicious Eateries

# 19A Addington Street, Ramsgate CT11 9JL

This stunning period property offers a unique blend of original features and modern conveniences, making it an ideal family home.

As you enter, you will be greeted by rooms of elegant proportions, each thoughtfully designed to enhance the character of this beautiful home.

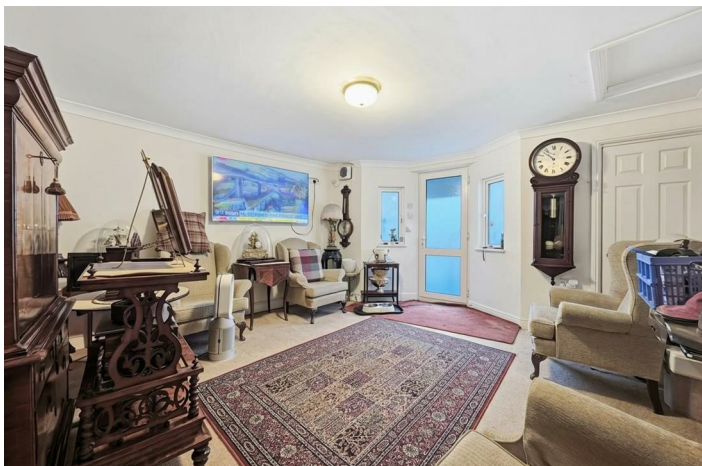
The main house is arranged over three floors, offering elegant living space and four bedrooms. The lower ground floor features a one-bedroom apartment with its own private entrance. Although it does not currently have separate services, it presents an excellent opportunity for use as a holiday let or business venture.

The grandeur of the property is complemented by its proximity to the picturesque Ramsgate Harbour and Marina Esplanade, which are just minutes away, allowing for leisurely strolls along the waterfront.

This property is not only a testament to exquisite architectural design but also a practical choice for modern living. With generous living space and a layout that caters to both comfort and style, it is a rare find in the heart of Ramsgate. Whether you are looking to settle down in a vibrant community or seeking a splendid retreat by the sea, this house is sure to impress. Do not miss the opportunity to make this remarkable property your new home.



Council Tax Band: C



## **GROUND FLOOR**

### **Hallway**

### **Lounge**

15'8 x 10'11

### **Kitchen**

11'10 x 8'10

### **Storage**

### **Cloakroom**

## **LOWER GROUND FLOOR SELF CONTAINED APARTMENT**

Self contained apartment with own front entrance door.

### **Kitchen**

14'3 x 7'6

### **Bedroom**

14'0 x 9'4

### **Bathroom**

### **Lounge**

15'8 x 14'0

## **FIRST FLOOR**

### **Bedroom**

15'8 x 14'0

### **Bedroom**

11'10 x 8'9

### **Bathroom**

10'6 x 5'3

### **Balcony**

10'6 x 8'9

## **SECOND FLOOR**

### **Landing**

### **Bedroom**

14'4 x 14'0

### **Shower Room**

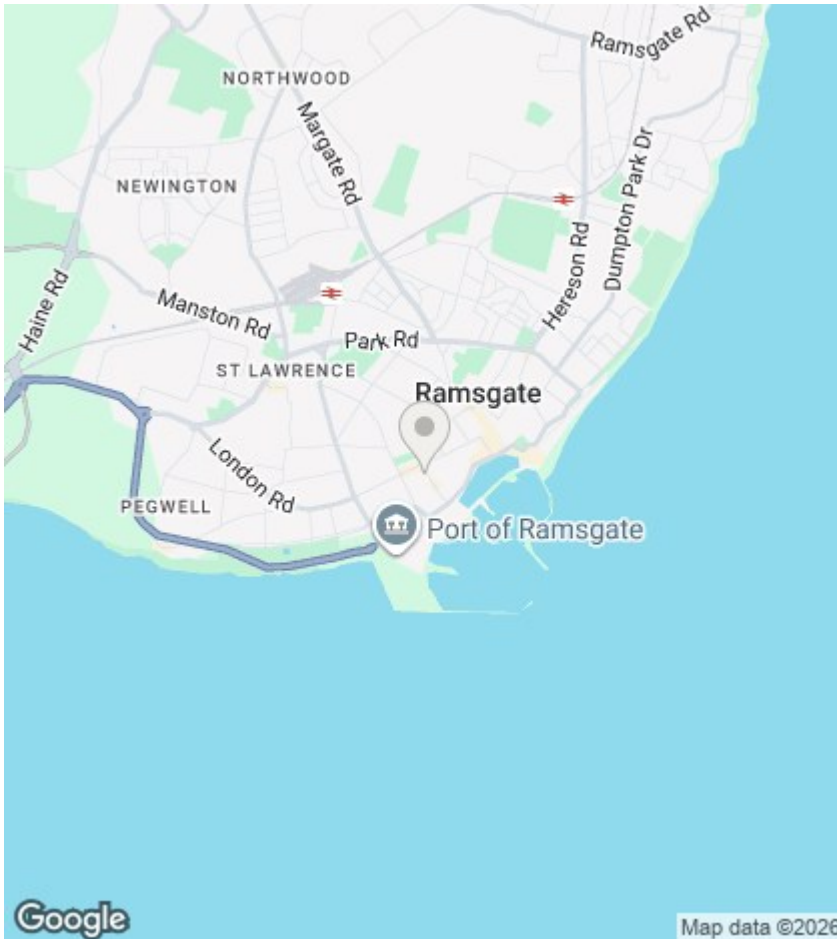
6'8 x 4'7

### **Bedroom**

11'10 x 8'9

## **COUNCIL TAX BAND C**

NB: At the time of advertising these draft particulars are awaiting approval from our sellers.



## Viewings

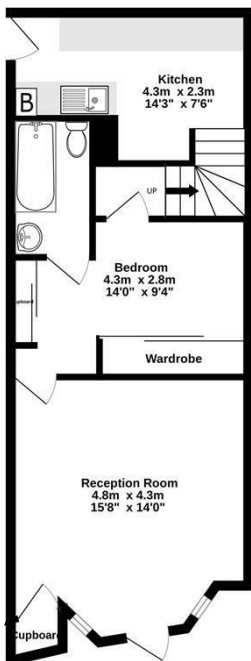
Viewings by arrangement only. Call 01227 389 998 to make an appointment.

## EPC Rating:

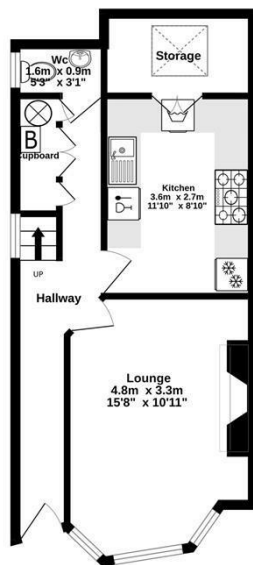
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

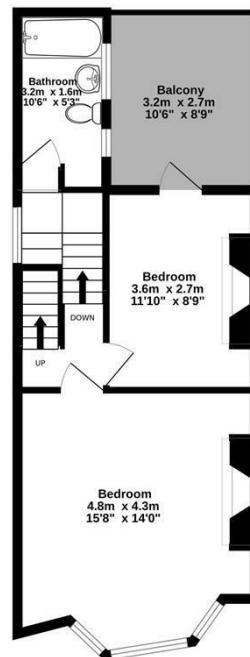
LOWER GROUND FLOOR  
APARTMENT  
46.9 sq.m. (504 sq.ft.) approx.



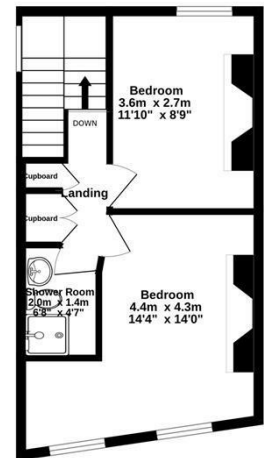
GROUND FLOOR  
38.3 sq.m. (413 sq.ft.) approx.



1ST FLOOR  
37.0 sq.m. (398 sq.ft.) approx.



2ND FLOOR  
30.6 sq.m. (329 sq.ft.) approx.



TOTAL FLOOR AREA: 152.7 sq.m. (1644 sq.ft.) approx.

The total floor area displayed above does not include any areas highlighted in grey. If present please refer to each highlighted grey section to view its respective area. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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