



**Offers over
£270,000**

Freehold

3 x

1 x

1 x

**Curlinge Court,
Ramsgate, CT11 0LD**

Nestled in the tranquil setting of Curlinge Court, Ramsgate, this charming property offers a wonderful opportunity for those seeking a peaceful home in a desirable location. Spanning an impressive 1,302 square feet, this residence features three well-proportioned bedrooms, making it ideal for families or those in need of extra space.

The property boasts a comfortable reception room, perfect for entertaining guests or enjoying quiet evenings in. The bathroom is conveniently located, serving the needs of the household with ease. Notably, the home has been thoughtfully extended into the loft space, providing an additional bedroom that enhances its versatility and appeal.

Built in 1987, this property combines modern living with the charm of a well-established neighbourhood. Situated in a quiet cul-de-sac in Pegwell Bay, residents can enjoy the serenity of their surroundings while still being close to local amenities and the stunning coastline.

This off-market sale presents a unique opportunity for buyers looking to secure a bargain, particularly for those who can act swiftly. With its spacious layout and prime location, this property is not to be missed. Whether you are a first-time buyer or looking to invest, this home offers the perfect blend of comfort and convenience.

- Cul-de-sac Location
- Quick Sale needed - hence bargain price
- Lots of Extras to be left
- Extended into the loft

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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