



13 Coastguard Cottages Victoria Parade, Ramsgate, CT11 8DU

Realistic Offers Invited £450,000

Welcome to the charming Coast Guard Cottages, nestled on Victoria Parade in the picturesque town of Ramsgate. This delightful mid-terrace house, built in 1865, offers a unique blend of historical character and modern living. Spanning 786 square feet, the property features two well-proportioned bedrooms and a stylish bathroom, making it an ideal home for couples or small families.

As you step inside, you will be greeted by a welcoming reception room that flows seamlessly into a newly fitted kitchen, adorned with contemporary decor and high-quality flooring. The home comes fully furnished, providing a hassle-free move for prospective buyers. The current owners have successfully generated a commendable income from this property, highlighting its potential as an investment opportunity.

The exterior of the property boasts immaculate grounds, with a lovely garden at the rear, perfect for enjoying the fresh sea air and stunning views over the English Channel. Parking is conveniently available on the street, with easy access from both the front and rear of the house.

This property is not just a home; it is a lifestyle choice, offering the chance to experience the beauty of Ramsgate while enjoying the benefits of a well-maintained residence. A viewing is essential to truly appreciate the style, charm, and income potential that this remarkable home has to offer. Don't miss the opportunity to make this coastal gem your own.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-121	A		
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	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			
10-45	A		
46-65	B		
66-85	C		
86-105	D		
106-125	E		
126-145	F		
146-165	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	