



GUILDCREST ESTATES



Flat 9, 100 South Eastern Road, Ramsgate CT11 9QD



2



2



1

South Eastern Road, Ramsgate  
CT11 9QD

**Guide price £170,000**

**\*\*\*GUIDE PRICE £170,000 - £180,000\*\*\***

Situated on South Eastern Road in the popular town of Ramsgate, this exquisite first-floor flat conversion offers a delightful blend of period features and modern living. With two well-proportioned bedrooms, including a master suite complete with an en suite bathroom and a lovely Juliet balcony, this property is perfect for those seeking comfort and style.

The open-plan lounge and kitchen create a spacious and inviting atmosphere, ideal for both relaxation and entertaining and also offers double doors with Juliet balcony so natural light floods the living area, enhancing the sense of space and warmth. The second bedroom is versatile, making it suitable for guests, a home office, or a growing family.

Convenience is key, as this flat is located just a short stroll from the town centre and the picturesque seafront, allowing residents to enjoy the best of Ramsgate's coastal lifestyle. Additionally, the property benefits from allocated parking for one vehicle, ensuring ease of access in this bustling area.

With a long lease in place, this beautiful apartment presents an excellent opportunity for both first-time buyers and investors alike. Experience the charm of Ramsgate living in this stunning period property, where comfort





meets convenience.

Council Tax Band B  
Service Charge is £1800 PA  
Leasehold - 993 years Remaining  
Mains water, sewer, electricity and gas with  
gas central heating  
Fixed wireless broadband



## Key Features

- \*\*\*Guide Price £170,000 - £180,000\*\*\*
- Beautiful first floor apartment
- 2 bedrooms with en suite to bedroom 1
- Double doors opening to Juliet balcony off lounge and bedroom
- Allocated parking
- Long lease
- Close to town centre and sea front
- Service Charge approx £1800 PA
- Council Tax band B

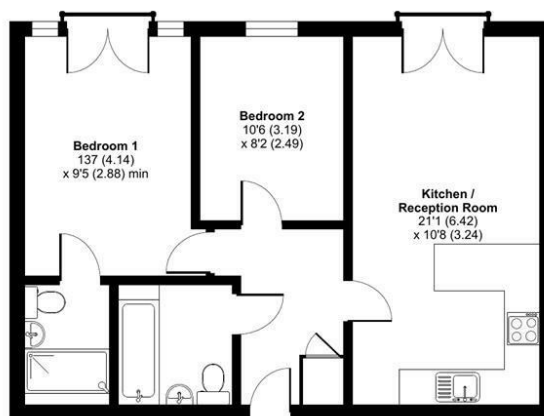
## Important Information

Leasehold  
 Flat - Conversion  
 616.00 sq ft  
 Council Tax Band B  
 EPC Rating C

£170,000

### South Eastern Road, Ramsgate, Ramsgate, CT11

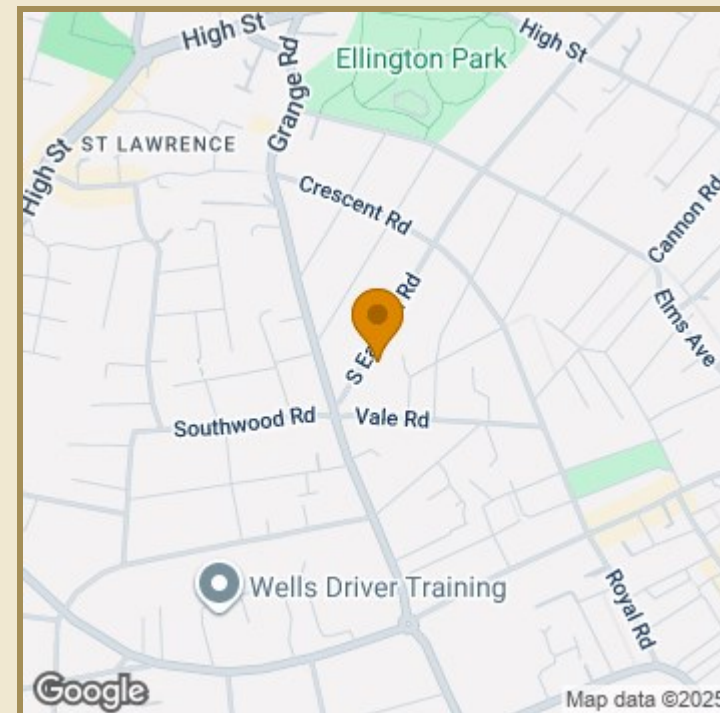
Approximate Area = 616 sq ft / 57.2 sq m  
 For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.  
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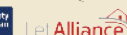
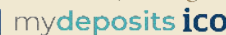
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 74      | 75        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



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