



GUILDCREST ESTATES



337 Margate Road, Ramsgate CT12 6TQ





GUILDCREST ESTATES

Margate Road, Ramsgate CT12  
6TQ

**Offers in excess of £400,000**

Situated on Margate Road in Ramsgate, this impressive end-of-terrace home combines modern comfort with timeless style. Spanning three floors, the property has been thoughtfully extended and beautifully refurbished throughout, creating an ideal setting for family living. Its central location offers excellent access to transport links, Westwood Cross shopping and dining, and the QEQM hospital.

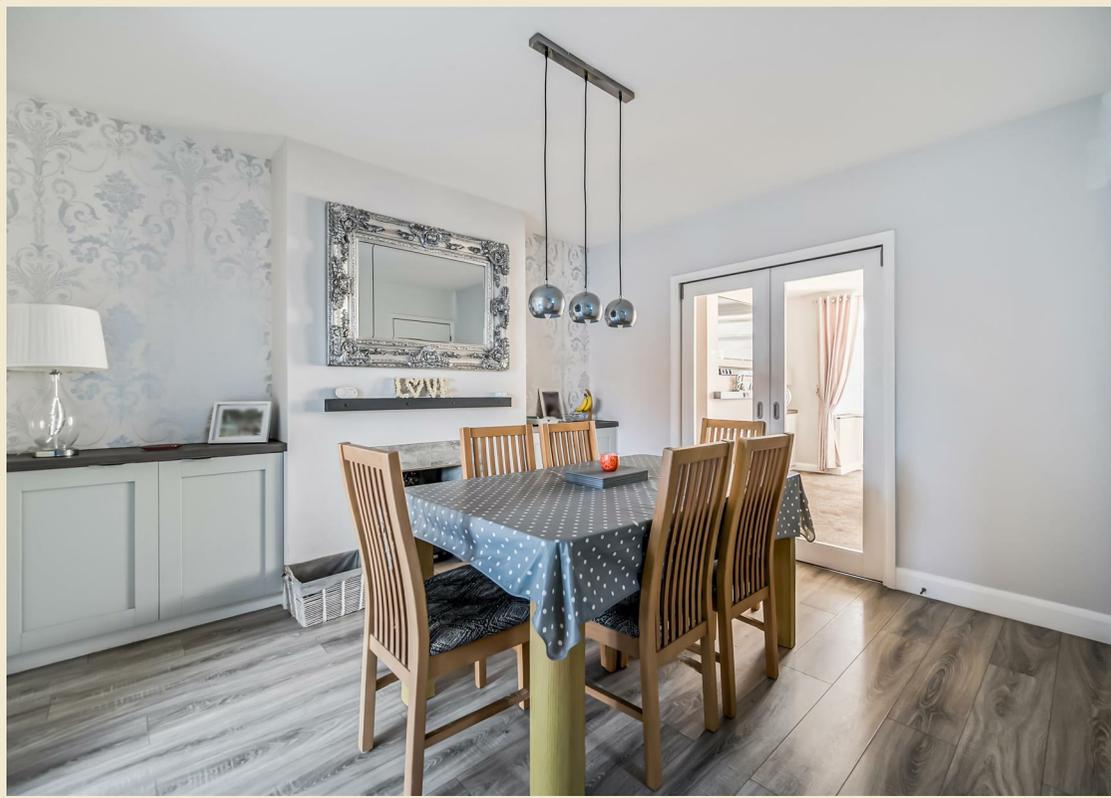
Upon entering, you are welcomed by a spacious lounge featuring a large bay window that fills the room with natural light, along with a charming feature fireplace. The inviting dining room includes a wood-burning stove and bespoke built-in alcove cupboards, providing an elegant space for family gatherings and entertaining. To the rear, the extended modern kitchen stands out as a true highlight, complete with French doors opening onto a sunny, low-maintenance garden—perfect for relaxing or hosting outdoors.

The home offers four well-proportioned bedrooms. The loft has been expertly converted to create a luxurious primary suite with built-in wardrobes and a contemporary ensuite. The first floor comprises two generous double bedrooms and a sizeable single, all served by a stylish family shower room.





Additional benefits include a driveway providing valuable off-street parking—an asset in this vibrant area. Bright, spacious, and conveniently located near a wealth of local amenities, this exceptional home is ideal for families seeking quality and convenience.





GUILDCREST ESTATES

## Key Features

- Bright and spacious end of terrace house
- Extended and fully refurbished throughout
- Generous lounge leading to a dining room with a functional log burner
- Modern fitted kitchen with an island and downstairs toilet / utility room
- Two double bedrooms and a generous single
- Primary bedroom with built-in wardrobes and ensuite bathroom
- Sunny and private, low-maintenance garden and driveway
- Central location to Westwood Cross, QEQM hospital and excellent transport links

## Important Information

Freehold  
House - End Terrace  
1316.00 sq ft  
Council Tax Band B  
EPC Rating C

£400,000

### Margate Road, Ramsgate, CT12

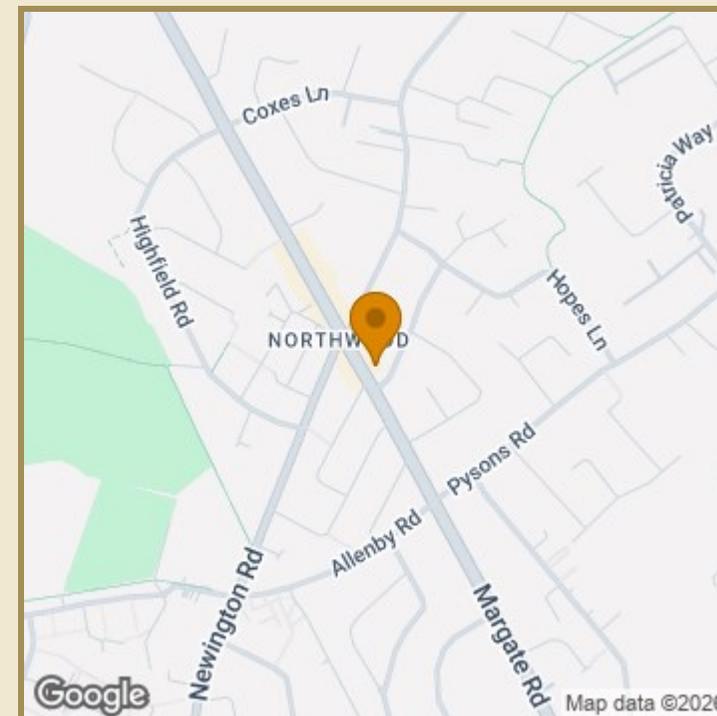
Approximate Area = 1277 sq ft / 118.6 sq m  
Limited Use Area(s) = 39 sq ft / 3.6 sq m  
Total = 1316 sq ft / 122.2 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Guildcrest Estates Ltd. REF: 1385655



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 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			
		71	78
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			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



01843 272200 [www.guildcrestestates.co.uk](http://www.guildcrestestates.co.uk)

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

**Disclaimer** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.