



Flat 2 , 2 Sion Hill

Offers Over £325,000



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## Flat 2 , 2 Sion Hill

VIEWS, VIEWS, VIEWS!!

What a very special property! Situated on an elevated position with direct views over Ramsgate Royal Harbour and out to sea. The property itself boasts a large open plan living/dining/kitchen with that stunning view through the bay window to the front. Through the internal lobby you will find three bedrooms and family bathroom. The main bedroom to the rear enjoys its own private bathroom that is accessed down a set of stairs . Outside there is a small courtyard garden to the rear that also has rear gate access. The property benefits from central heating, integrated kitchen appliances, double glazed windows throughout with some having additional secondary glazing giving great insulation properties and protection against the toughest of weather.

Sion Hill is a no through road that has on street parking requiring a permit or meter payment. It is a short walk to Ramsgate town centre with its' eclectic mix of shops, bars and eateries as well as the Royal Harbour that is a draw for locals and visitors alike. The mainline train station is less than a mile away with High Speed services to London in as little as 1hr 14mins.

Quote JB0460 when enquiring about this property.

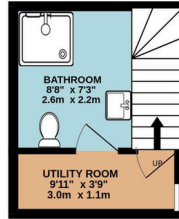




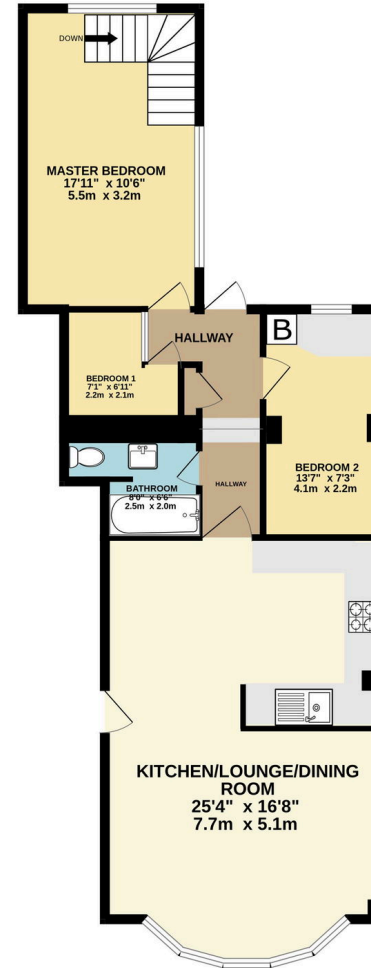




BASEMENT  
122 sq.ft. (11.3 sq.m.) approx.



GROUND FLOOR  
631 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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