



8 Marine Gardens, Ramsey, IM8 1EN

Recently modernised and decorated terraced house with fantastic views across Ramsey Bay at the front aspect and Albert Tower to the rear. There are 4 double bedrooms, kitchen/diner, 1 family bathroom, 1 en-suite, lounge, 3 balconies and a single integral garage. Communal gardens with established management company and only a short walk from Ramsey town centre. Offered with No Onward Chain.

£349,950

Property Overview

Property Type

Receptions

Terraced

Bedrooms

Bathrooms

En-Suites

Property Details

Property Type	Terraced	Cloakroom	1
Receptions	1	Heating	Gas Fired Central Heating
Bedrooms	4	Windows	Double Glazed
Bathrooms	1	Front Garden	Communal
En-Suites	1	Rear Garden	Communal
		Garage	Integral Single



David Garfield

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Property Description

Ground Floor

Hallway

Entering through a aluminium double glazed door to a hallway providing access to the first floor, integral single garage and WC. Access to the underground storage is located next to the door to the first floor. Ceiling light and carpeted flooring throughout.

Garage (Approx 15'10 x 7'3)

Single garage with an up and over electric door with a concrete floor. Plumbing is present with space for a washing machine and pipe work enabling connection of an outdoor hosepipe. A small window with a single pane of frosted glass provides natural light from the hallway.

WC (Approx 5'9 x 4'4)

Located at the rear of the hallway behind the garage, with a white WC and wall hung sink. The WC is finished with a ceiling light and wood effect vinyl flooring.

First Floor

Kitchen/Diner (Approx 18'6 x 11'0)

Bright and spacious with access to the open balcony which has fantastic views of Ramsey bay and out to Bride. The kitchen area is on your right with the low level oven, grill to your right along with the four ring ceramic hob and extractor fan above. Along the right hand wall are floor and wall mounted cupboards with lighting and the stainless steel sink with drainer. The kitchen diner is finished with recessed ceiling spot lights and wood effect vinyl flooring. A set of double glazed aluminium sliding doors provide access to the open balcony.

Lounge (Approx 16'9 x 11'0)

The lounge is located at the rear of the property with a balcony providing views of the rear aspect and to the Albert Tower. Two double glazed aluminium windows and a sliding aluminium door provide help provide lots of daylight and access to the balcony. The room is finished with wood effect vinyl flooring, ceiling and wall lights.

Second Floor

Master Bedroom (Approx 11'8 x 11'0)

Bright and spacious double bedroom with views to the Albert Tower through two double glazed aluminium windows and a

sliding aluminium door which provides access to the open balcony. The double bedroom is finished with a pendant ceiling light and carpeted flooring. A further door provides access to the en-suite bathroom.

En-Suite Bathroom (Approx 5'9 x 4'11)

Fitted with a white three piece-suite comprising of a corner shower with the sink and WC to your right when entering the bathroom. The bathroom is finished with tiled walls floor to ceiling, extractor fan, recessed ceiling spot lights and grey wood effect laminate flooring.

Bedroom 2 (Approx 11'2 x 11'0)

Located at the front of the property with views of Ramsey bay and out to Bride through a large uPVC double glazed window. The double bedroom is finished with a pendant ceiling light and carpeted flooring.

Bathroom (Approx 6'6 x 5'9)

Located on the landing with a white three piece suite comprising of a pedestal sink with mixer tap, WC and bath. The bath has a mixer tap centrally located on the side of the bath, at the far end of the bath is a wall mounted shower and a glass shower screen. The bathroom is finished with a mixture of tiles and mermaid board on the walls, recessed ceiling spot lights and grey wood effect laminate flooring.

Third Floor**Bedroom 3 (Approx 11'6 x 11'0)**

Located at the rear of the property is a double bedroom with views to Albert Tower through a uPVC double glazed window. The room is finished with a pendant ceiling light and carpeted flooring.

Bedroom 4 (Approx 11'7 x 11'0)

Bright space with a large Velux window in the roof providing views of Ramsey bay and along the coast to Bride. The double bedroom is finished with a pendant ceiling light and carpeted flooring.

Outside

To the front of the property is a large communal lawned area, parking and access to the garages.

To the rear of the property is a well maintained rear garden with large pond and views to the Albert Tower.

Services

Mains water, electricity, drainage and gas heating.

Maintenance Fees

£650 per annum for the upkeep of the lawned area and the road as this is leasehold with South Ramsey Management Company Limited. The property itself is freehold and you are allocated 1 share of the management company.

Rates

2025 - 2026 £TBC

Offers

All offers and negotiations through the offices of Cowley Groves & Co. Ltd.

Possession

Vacant possession will be given on completion by arrangement.

Viewing

Strictly by appointment through the Agents, Cowley Groves & Co. Ltd. 9 Parliament Street, Ramsey, IM8 1AS.

To make an appointment through Managing Agents Cowley Groves:

Please contact our Ramsey office on 01624 812823 or email us on ramsey@cowleygroves.com

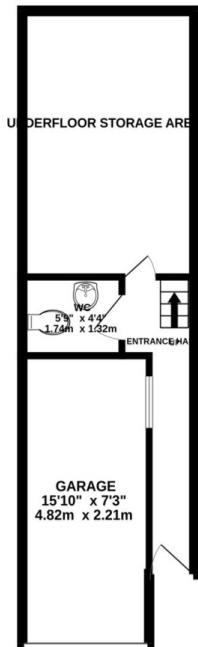
We look forward to being of service to you.

Cowley Groves Ramsey Team

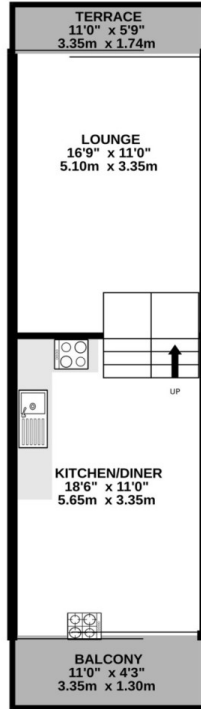




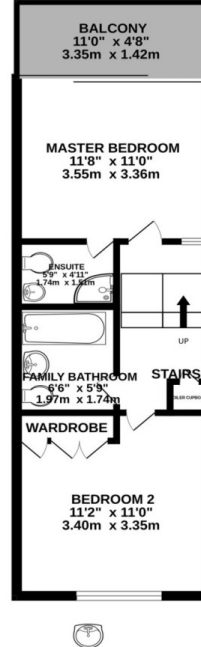
GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



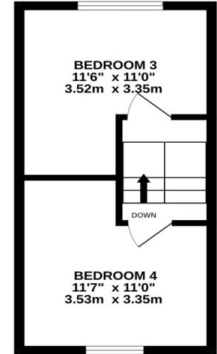
1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



2ND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOP FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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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