







## 12 KENT TERRACE, RAMSGATE, KENT, CT11 8LU

£685,000

- Victorian Grade II Listed Property in No-Through Road Location but in the heart of the seafront action
- 5 Bedrooms, 2 Bathrooms plus Useful Double Loft Room - Ideal as Study or perhaps a Yoga/Art Studio
  - Sociable Open Plan Kitchen-Dining Area
- Covered Courtyard and Undercroft Built Into The Chalk Cliffs
- Light filled Living Room with South Facing Balcony looking out to Sea
  - Secluded Roof Terrace to Rear
- Far Reaching Coastal Views and Just a Stone's Throw from Ramsgate Sandy Beach
- 8 minute (1.8 miles) drive to Ramsgate Train Station With Trains to St Pancras in 1hr 14 mins or London Victoria in 1hr 55 mins
  - 4 Ofsted Good Schools Under 1 Mile Away
  - No Onward Chain















## ABOUT THIS HOME

If your dream is a spacious, historic seaside residence with panoramic coastal views from an elevated vantage point, your search ends here. This remarkable dwelling exudes light, space, and some lovely original features across its five stories.

Enter through a welcoming hall on the ground level, leading to a bay-fronted bedroom, an additional double bedroom, and a bathroom. The lower ground floor hosts a sociable open plan kitchen-dining area, complete with a potential wine cellar, covered courtyard, cloakroom, and an undercroft area built into the cliff face. Ascend to the first floor to discover a generously sized living room adorned with a striking fireplace and curved double doors opening onto a south-facing balcony—perfect for immersing yourself in the coastal ambiance. Also on this level are a double bedroom and bathroom.

On the second floor, the main bedroom commands breathtaking sea views, while an additional bedroom offers yet more space. Though lacking a traditional garden, the rear balcony offers a unique outdoor space.

The top floor presents an unexpected bonus: two interconnecting rooms adaptable to various purposes, be it a tranquil home office, an inspiring art studio, or additional sleeping quarters. Away from the activity below, this space offers seclusion for focused work or relaxation.

Whether envisioning a primary residence, an Airbnb or B&B investment, or a weekend retreat, this brilliantly positioned home promises a great lifestyle.







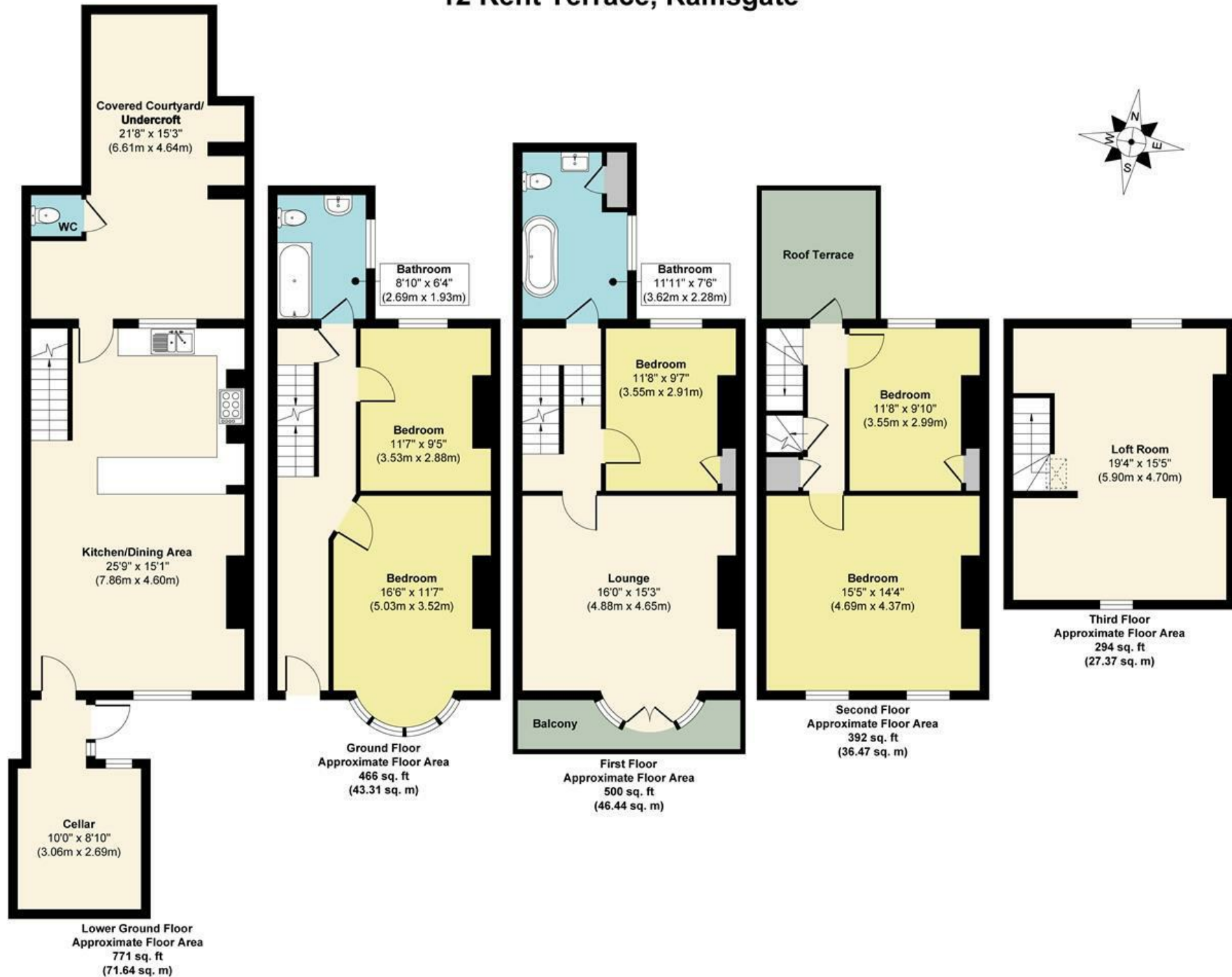








# 12 Kent Terrace, Ramsgate



**Approx. Gross Internal Floor Area 2423 sq. ft / 225.23 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



## ABOUT THE AREA

This early Victorian Grade II listed property is around a 60 second walk from Ramsgate's sandy beach yet in a quiet no-through road location away from the hustle and bustle. Imagine spending your time relaxing on the golden sandy beach, perhaps spending time in the harbour if you are a boat owner or of course in the numerous bars and restaurants that make this town so popular as a tourist destination. The town of Ramsgate sits in one of the most easterly points of the country and boasts being home to the only Royal Harbour in the UK. You could spend your time soaking up the cosmopolitan atmosphere in one of the many waterfront bars, cafes or restaurants, or If you are after something more adventurous, you can cycle, canoe or even kite surf around the stunning chalk cliff coastline.

There is plenty of choice for avid golfers, with St Augustine's Golf Club being just 10 minutes drive away (3.8 miles) or Stonelees Golf Centre just 13 minutes drive (5.5 miles). The renowned championship course at Royal St Georges in nearby Sandwich is around 20 minutes drive away (9.2 miles).

You have plenty of choice for your child's education in the area, including Chatham & Clarendon Grammar School, St Ethelbert's Catholic Primary School and independent schools such as The Old Priory School or Priory Infant School, all rated Ofsted Good. London commuters can travel back into the capital on high-speed trains from 1 hour 14 minutes via Ramsgate station which is a 8-minute drive from the property.









# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

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# CONTACT US

**John-Paul Rafferty** FNAEA MARLA Assoc RICS  
john@raffertyandpickard.co.uk

**Paul Pickard** MNAEA  
paul@raffertyandpickard.co.uk

Lime Tree House  
15 Lime Tree Walk  
Sevenoaks  
TN13 1YH

**T:** 01732 905499  
**E:** homes@raffertyandpickard.co.uk  
**W:** raffertyandpickard.co.uk

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