



23 Paragon
Ramsgate | Kent | CT11 9JX

FINE & COUNTRY



Step inside

23 Paragon

It has always been said that location is the most important aspect when considering a property and this fascinating four storey Grade II Listed late Regency property is in an excellent position. It offers stunning and uninterrupted views over Pegwell Bay to the Goodwin Sands, Deal and across to France and is only a short walk from the town centre, the beach and the marina. If you add to that the wonderful period features preserved within the property including sash windows, the original staircase, high ceilings, ornate coved ceilings, picture and dado rails, high patterned skirtings, original fireplaces and panelled doors that give it such an individual character, you know this house is something special.

The front door opens into the outer lobby leading to the inner hall and an elegant sitting room with a pair of tall sash windows providing panoramic coastal views, an attractive fireplace and mantelpiece with a coal effect fire and high folding panelled doors that open into a similar sized snug/music room with a matching coal effect fire. When these doors are open it creates a stunning overall entertainment space for friends and family. There is also a ground floor cloakroom, a door to the garden and stairs down to the surprisingly light and spacious lower floor. This has been converted into a dual aspect kitchen/breakfast and dining room with Turkish ceramic floor tiles and is really stunning. It includes a very large dining area with French doors to a small courtyard and where guests will be delighted to sit down to a meal, while the kitchen/breakfast area incorporates an inset Rangemaster stove, wood units housing a butler's sink, an American fridge freezer and a dishwasher as well as a central island breakfast bar with a second built in oven. There is an adjacent utility room with laundry facilities, a door to the courtyard and access to external steps up to the ground floor garden.

From the hall the period staircase leads to the first half landing where you will find a charming family bathroom with a slipper and claw foot bath, while on the first floor there is a double bedroom with an ornate cast iron fireplace, an en suite shower and full height doors that can open into the master bedroom. Therefore the second bedroom could make an excellent dressing room creating a charming first floor principal suite. The master bedroom is a delight with an original cast iron fireplace and two sets of French doors that open onto a completely enclosed balcony with windows all along the front and one side, providing wonderful views that you can enjoy while sipping your morning coffee or bedtime nightcap, whatever the weather.

On the second floor there are two double bedrooms including one with a fireplace and built in cupboard and the other with fitted shelving, two large sash windows providing sea views and an en suite shower room. While on the top floor there is a large single bedroom and a double served by a shower room and separate toilet that would be a great area as a bedroom and sitting room for a teenager looking for a bit of independence or as offices for anyone who wants to work from home, but not be disturbed by activities in the rest of the home.

The paved rear garden includes a large storage shed and is bordered by a flint wall and shrub borders with a variety of fruit trees including apple, pear and plum trees and leads to a raised patio for al fresco dining. It is accessed from either the ground or lower ground floor as well as through a gate in the flint wall that opens onto an alleyway. The alleyway goes to the main road and is wide enough for a car, so it could be possible to remove part of the wall at the end of the garden to create a parking area.





Seller Insight

“ We have lived in this lovely house for the past 25 years and it has been a great place to bring up the children. As soon as we say the house we fell in love with the character and the views and the excellent location. However it is now time to downsize and move nearer to the family. All along the seafront in Ramsgate is delightful with an amazing number of beautiful Grade II Listed properties. At the same time, it is only a short distance to the dual carriageway for access to London, Canterbury, Sandwich, Dover and Folkestone yet we can stroll out of the front door and walk along the cliff top and on blue flag, sandy beaches, wander down to the excellent bars, cafes and restaurants that abound close to the marina or even cycle along the Viking trail.

A number of primary and grammar schools in the vicinity are rated Outstanding by Ofsted and there are also very good private schools. If you want to commute to London the high speed train from Ramsgate will whisk you there in about an hour and a quarter or go to Thanet Parkway for easier parking and a 70 minute trip to St Pancras. We are also near enough to the ferry from Dover or the Channel Tunnel to enable you to go Calais for lunch and also fill up your wine cellar. There are a number of theatres in the area as well as art galleries and museums and if you want some more serious retail therapy you can spend time at the Westwood Cross shopping centre with its high street stores, eateries, Vue cinema complex and a casino.

There are plenty of sporting activities available as we are not far from the bowls and croquet clubs while the tennis courts are literally on our doorstep. The sailing fraternity can moor their boats at the marina and enjoy the facilities at the Royal Temple Yacht club and if you enjoy golf there are numerous courses and clubs nearby including St Augustine's and North Foreland as well as the Princes and St George's championship courses at Sandwich while Broadstairs includes squash, sailing, rugby and cricket clubs.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel Information

By Road:

Ramsgate Station	1.1 miles
Parkway Station	2.8 miles
Dover Docks	19.7 miles
Canterbury	16.5 miles
Channel Tunnel	26.3 miles
Gatwick Airport	82.8 miles
Charing Cross	82.6 miles

By Train from Ramsgate

High-Speed St. Pancras	1hr 16mins
High Speed Ashford International	36 mins
London Charing Cross	1 hr 54 mins
London Victoria	1hr 40mins
Thanet Parkway to St Pancras	1hr 10 mins

Healthcare

East Cliff Practice	01843 855800
The Grange Practice	01843 572740
Dr Adam Akyd & Partners	01843 595951
Dr M D Cardwell	0300 0427007
QEQM Hospital, Margate	01843 225544

Leisure Clubs & Facilities

St Augustine Golf Club	01843 590333
North Foreland Golf Club	01843 862140
Bannatynes Health Club	01843 600606
Stonelees Golf Centre	01843 823133
Manston Golf Centre	01843 590005
Ramsgate Croquet Club	01843 588878
Royal Temple Yacht Club	01843 591766
Ramsgate Bowls Club	01843 594940

Education

Primary Schools:

Holy Trinity Primary	01843 860744
Newlands Primary	01843 593086
Chilton Primary	01843 597695
Wellesley	01843 862991
St. Lawrence (Junior)	01843 587666

Secondary Schools:

Roger Manwood Grammar, Sandwich	01304 610200
Chatham and Clarendon Grammar, Ramsgate	01843 591075
Dane Park, Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666

Entertainment

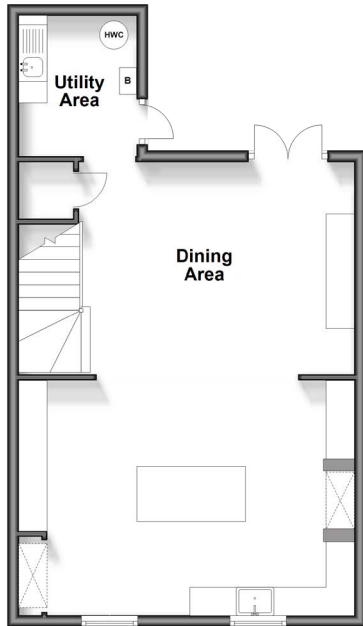
Granville Theatre, Ramsgate	01843 591750
Comfort Inn	01843 592345
Vue Cinema Complex and Casino	01843 579999
Sarah Thorne Theatre, Broadstairs	01843 863701
Bon Appetit	01843 852750
La Magnolia	01843 580477

Local Attractions/Landmarks

King George IV Memorial Park	
Royal Harbour and Marina	
Dreamland Amusement Park	01843 295887
Turner Contemporary Gallery, Margate	01843 233000
Hornby Visitor Centre, Westwood	01843 233524
Dickens House Museum, Broadstairs	01843 863453
Westwood Cross Shopping Centre	
Pegwell Nature Reserve	

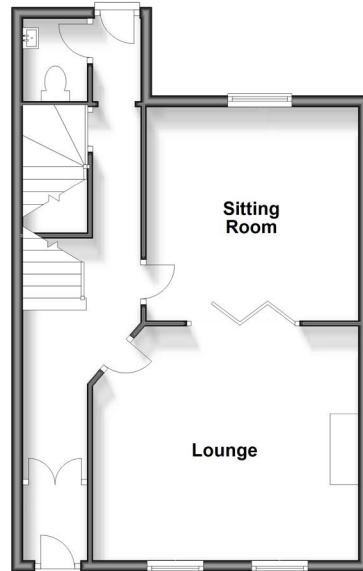
Lower Ground Floor

Approx. 53.2 sq. metres (572.5 sq. feet)



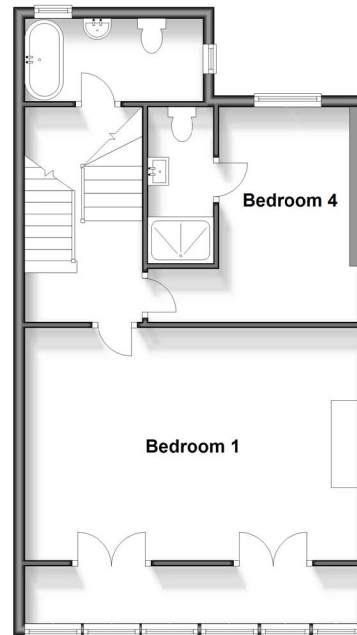
Split Level Ground Floor

Approx. 51.0 sq. metres (549.5 sq. feet)



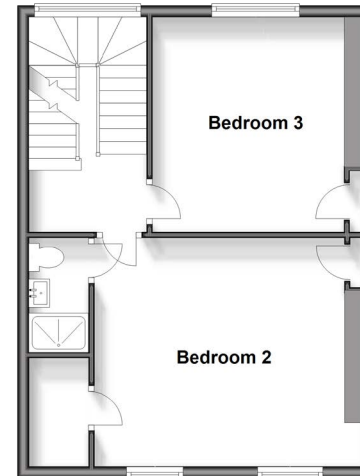
Split Level First Floor

Approx. 59.4 sq. metres (639.3 sq. feet)



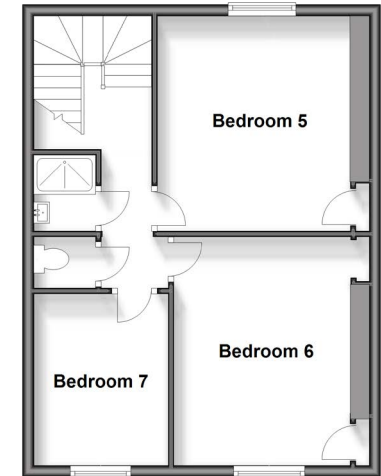
Second Floor

Approx. 47.4 sq. metres (510.0 sq. feet)



Third Floor

Approx. 47.4 sq. metres (510.0 sq. feet)



SPLIT LEVEL GROUND FLOOR

Porch	
Hall	
Lounge	15'4 x 13'5 (4.68m x 4.09m)
Sitting Room	12'2 x 11'3 (3.71m x 3.43m)
Cloakroom	

LOWER GROUND FLOOR

Kitchen	19'7 x 13'2 (5.97m x 4.02m)
Breakfast Area	19'7 x 13'0 (5.97m x 3.97m)
Utility Room	8'2 x 6'4 (2.49m x 1.93m)

SPLIT LEVEL FIRST FLOOR

Landing	
Bathroom	
Bedroom 4	12'7 x 12'0 (3.84m x 3.66m)
En Suite Shower Room	
Bedroom 1	19'4 x 13'4 maximum (5.90m x 4.07m)
Balcony	20'3 x 3'0 (6.18m x 0.92m)

SECOND FLOOR

Landing	
Bedroom 2	15'4 x 13'9 (4.68m x 4.19m)
En Suite Shower Room	
Bedroom 3	12'8 x 11'5 (3.86m x 3.48m)

THIRD FLOOR

Landing	
Bedroom 5	12'7 x 11'3 (3.84m x 3.43m)
Bedroom 6	13'9 x 10'6 (4.19m x 3.20m)
Bedroom 7	10'6 x 7'8 (3.20m x 2.34m)
Shower Room	

OUTSIDE

Rear Garden

Council Tax Band: E

Tenure: Freehold

EPC Exempt



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 30.04.2024



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