



5 Nelson Crescent  
Ramsgate | Kent | CT11 9JF

FINE & COUNTRY

# 5 NELSON CRESCENT

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*Three luxury apartments on Ramsgate Marina.  
The Cove, The Balcony & The View*



# Step inside

## 5 Nelson Crescent

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The elegant exterior of this stunning five storey Grade II Listed Georgian townhouse has all the hallmarks of a bygone era with its first floor canopied balcony and stone-framed sash windows. It offers superb and uninterrupted views over the marina and across to France and has been luxuriously converted into three impressive apartments and includes a small underground swimming pool and a double garage with an entrance via Allington Place – a real bonus in this part of Ramsgate.

No expense has been spared in the creation of these apartments as they all have solid oak flooring, cast iron radiators, USB plugs and Sky TVs in the living rooms and bedrooms and beautiful granite with chiselled marble inset fireplaces and log burners in the living rooms. All the bedrooms have built in cupboards while the bathrooms and cloakrooms have mosaic tiled ceiling and marble floors with underfloor heating and every apartment includes a washer/dryer. The high end kitchen/breakfast rooms also have marble floors and underfloor heating as well as Shaker style units with granite worktops housing a hob, oven, fridge freezer and dishwasher. At the same time period features abound throughout the property including high coved ceilings, picture and dado rails, high skirtings and panelled doors.

While they are currently rented out as very desirable and upmarket holiday lets, there is a great opportunity for a new owner to make one of the apartments their home, while generating an income from the other two.



**5 Nelson Crescent, Ramsgate CT11 9JF**

Ground Floor, Flat 2  
Total Floor Area Approx 168.0m<sup>2</sup> (1808 ft<sup>2</sup>)

(For Illustration Purposes Only - No To Scale)



## THE BALCONY

The Balcony is a magnificent ground and first floor maisonette. It is approached up marble steps flanked by wrought iron railings to the period front door that opens into a vestibule and the original inner front door with its fascinating stained glass insets and skylight.

This opens into a lovely hallway with the original staircase and patterned half panelling on the walls and access to the ground floor accommodation. This includes a double bedroom with sea views and a coved ceiling. A second double bedroom has a central ceiling rose and a bay window overlooking the rear courtyard areas. While on the half landing there is access to the courtyard, a guest cloakroom, a magnificent family bathroom with a stand-alone oval bath, a double vanity basin unit and a walk in shower as well as an ensuite Italian shower room with an archway to a double bedroom.

The 'piece de resistance' of this apartment is the spacious and stunning first floor sitting room with its central fireplace, arched recesses at either end and three sets of French doors to the tiled floor and covered balcony. Here you can sit and enjoy the panoramic views over the marina, round to Deal and across to France and even see the twinkling lights of Calais on a clear night or watch the boats and ships sail past. There is also a good sized adjacent kitchen/diner.

The main rear courtyard is available to the ground and first floor apartment with steps down from the half landing and includes granite flooring and a granite topped dining table for outdoor entertaining as well as plenty of outdoor lighting. It is partially covered with an area ideal for a hot tub and a raised slate covered shrub bed flanked by a chiselled marble wall. There is a door to the double garage that has an electric charging point and wrought iron gate access to Allington Place.





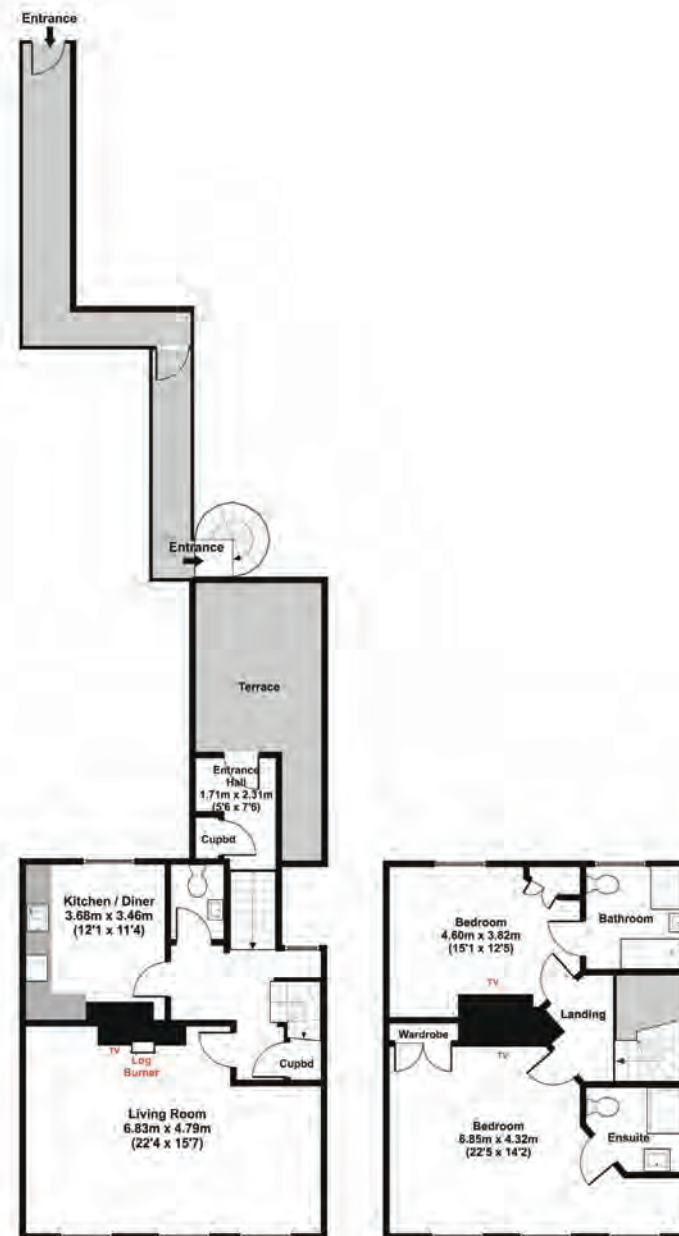






## THE VIEW

This gate is also the access for the top apartment, which is approached through wrought iron gates into a private lower courtyard area with a spiral staircase to the upper terrace and the front entrance. There are steps up to a spacious lounge/diner with an ornate covered ceiling and even more spectacular views as well as access to the kitchen/breakfast room and a guest cloakroom. Stairs lead to the top floor galleried landing and two impressive double bedrooms with original cross beamed vaulted ceilings and en suite facilities.



Flat 3, 2nd Floor  
Area Approx 62.7m<sup>2</sup> (675 ft<sup>2</sup>)

Flat 3, 3rd Floor  
Area Approx 61.8m<sup>2</sup> (665 ft<sup>2</sup>)



**5 Nelson Crescent, Ramsgate CT11 9JF**

Top Floor, Flat 3  
Total Floor Area Approx 124.5m<sup>2</sup> (1340ft<sup>2</sup>)

(For Illustration Purposes Only - No To Scale)







# THE COVE

The lower ground floor apartment has a separate entrance from the pavement through a wrought iron gate and granite steps with marble walls leading down to the front door. This opens into a lobby with a cloakroom as well as access to the delightful lounge/diner with its central lighting rose and fireplace as well as an open archway to the kitchen. There is a double bedroom with an en suite walk-in shower and a vanity basin and French doors to a small courtyard with steps up to the main courtyard and rear access to Allington Place. You will also find a second double bedroom with an en suite shower and French doors to a separate courtyard, an ideal spot to enjoy your morning coffee in private. The swimming pool is accessed from the lower ground floor lobby and includes a fresh air pump, Blue Tooth speakers, mood lighting and mosaic tiled walls and ceiling.



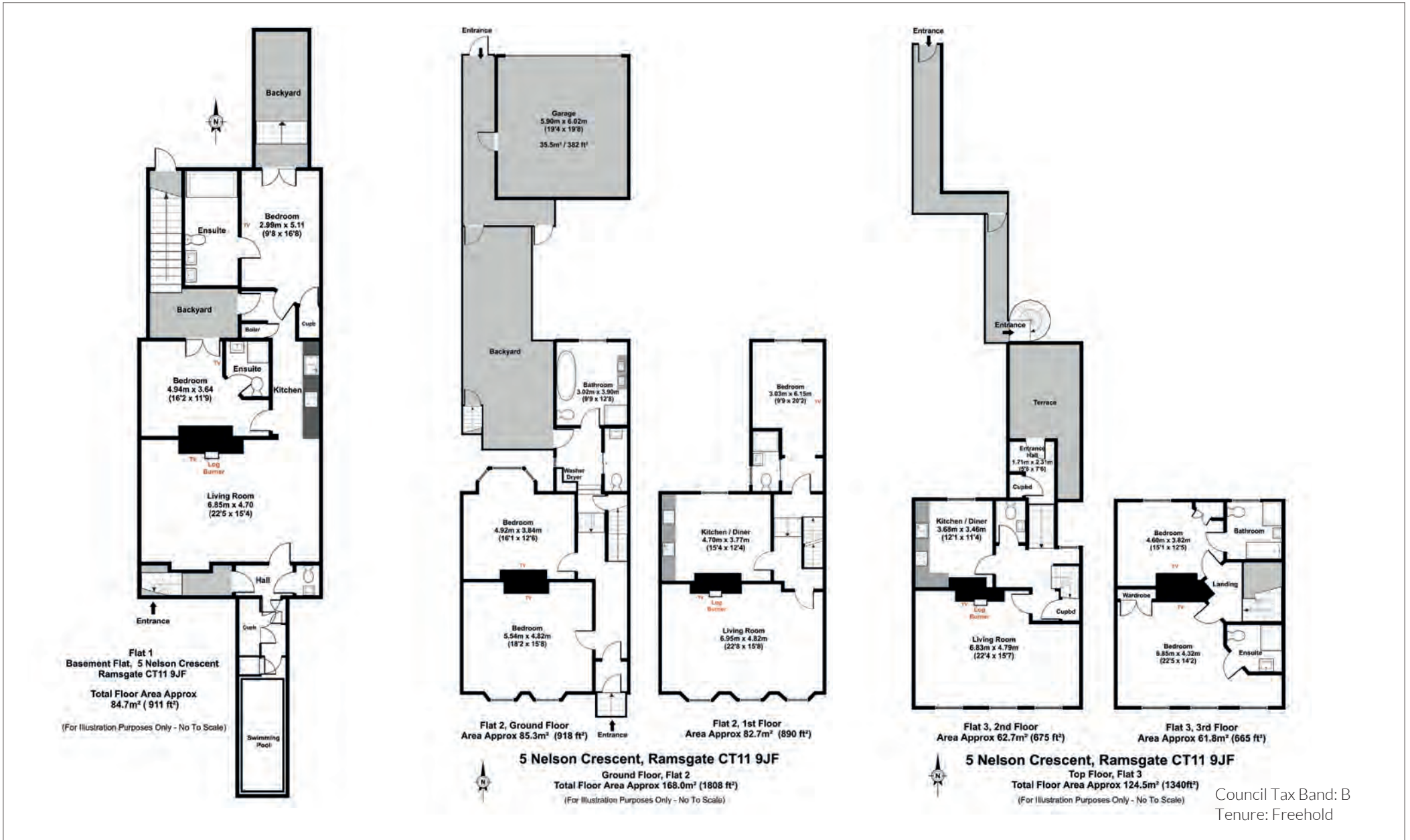












**THE BALCONY**

**SPLIT LEVEL GROUND FLOOR**

Porch	
Hall	
Bedroom 1	17'9 x 15'8 (5.41m x 4.78m)
Bedroom 2	16'1 (4.91m) x 14'4 into bay (4.37m) narrowing to 12'5 (3.79m)
Lobby	
Cloakroom	
Bath/Shower Room	12'4 x 9'9 (3.76m x 2.97m)

**SPLIT LEVEL FIRST FLOOR**

Landing	
Bedroom 3	15'3 (4.65m) x 11'3 (3.43m) narrowing to 9'9 (2.97m)
Walk In Wardrobe	
En Suite Shower Room	
Kitchen/Diner	15'4 x 12'4 (4.68m x 3.76m)
Sitting Room	23'0 x 15'8 (7.02m x 4.78m)
Balcony	

**OUTSIDE**

Rear Garden

**OUTBUILDING**

Double Garage	19'11 x 18'6 (6.07m x 5.64m)
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**THE COVE**

**LOWER GROUND FLOOR**

Lobby	
Pool Room	17'8 x 5'9 (5.39m x 1.75m)
Cloakroom	
Lounge/Diner	22'5 x 15'4 (6.84m x 4.68m)
Kitchen	13'2 x 6'2 (4.02m x 1.88m)
Bedroom 2	11'9 x 10'11 (3.58m x 3.33m)
En Suite Shower Room	
Hall	
Bedroom 1	16'7 (5.06m) narrowing to 14'9 (4.50m) x 9'8 (2.95m)
En Suite Shower Room	

**OUTSIDE**

Courtyard

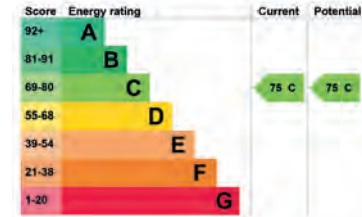
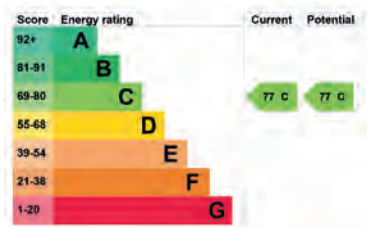
**THE VIEW**

**SPLIT LEVEL SECOND FLOOR**

Entrance Hall	
Cloakroom	
Kitchen/Breakfast Room	12'11 x 12'5 (3.94m x 3.79m)
Lounge/Diner	22'6 (6.86m) x 15'6 (4.73m) narrowing to 11'1 (3.38m)
THIRD FLOOR	
Landing	
Bedroom 1	22'5 (6.84m) narrowing to 14'7 (4.45m) x 14'2 (4.32m)
En Suite Shower Room	
Bedroom 2	15'2 (4.63m) x 12'6 (3.81m) narrowing to 11'4 (3.46m)
En Suite Bath/Shower Room	

**OUTSIDE**

Roof Terrace





## Travel Information

### By Road

Ramsgate Station	1.3 miles
Thanet Parkway Station	2.9 miles
Dover Docks	20.3 miles
Canterbury	17.0 miles
Channel Tunnel	27.9 miles
Gatwick Airport	81.5 miles
Charing Cross	79.1 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 5 mins

## 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

## 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

## Education

### Primary Schools:

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

## Secondary Schools:

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	



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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