



33 Harbour View
1 Beach Drive | Ramsgate | Kent | CT11 8HF

FINE & COUNTRY



Step inside

33 Harbour View

This luxurious penthouse in the superb Royal Sands development on the seafront in Ramsgate is absolutely stunning. With an approximately 900 square foot roof terrace, uninterrupted views across the sea to France, a top quality interior and immediate access to the sandy beach without having to cross the road, this truly special apartment is the perfect weekend and holiday retreat or a wonderful seaside home.

It is accessed through a secure front door entrance with a door entry system to each apartment. Alternatively there is a vehicular access with an automatic gate entry system that leads to the ground floor private parking area providing one designated space per apartment. A lift will whisk you quickly and quietly to the fourth floor where you will find the entrance to the penthouse.

All the flooring is top quality Karndean, all the external doors and windows are black aluminium and the terrace and balcony are stainless steel and glass, keeping future maintenance to a minimum.

The hall leads to the attractive light and bright open plan living room and kitchen that includes the three black aluminium bi-fold doors to the private roof terrace and French doors to a separate private balcony. The high end kitchen was designed by Smallbone with soft closing units, Stilestone quartz worktops and Siemens appliances including a hob, built in oven and combi microwave and an integrated fridge freezer and dishwasher as well as a central island and a sink with a Quooker tap.

There is a heat recovery system and a plethora of brushed stainless steel switches, TV points and sockets as well as inset lighting and wiring for electric blinds above most of the windows and the terrace doors. This enables owners to select their own blinds but these can be installed by the developers if required.

The first bedroom includes French doors to the private terrace with lovely views, built in wardrobes and a contemporary ensuite double shower room with underfloor heating. Along the corridor is a large boiler cupboard that incorporates a plumbed in washer/dryer, the family bathroom that has a fitted cupboard and underfloor heating and the second double bedroom with porthole windows

However, the roof terrace has to be the pièce de résistance of this delightful penthouse. It includes a large covered area so you can enjoy the views even if the weather is inclement. There is plenty of space to install a hot tub and/or a sauna, a barbecue and even a pizza oven while still leaving sufficient room for luxurious seating and dining areas. The panoramic vista is impressive with views across to France on a clear day while in the evening you may even see the twinkling lights of Calais and Cap Gris Nez.



Location

“ Ramsgate is rich in heritage with more than 430 listed buildings including 200 in the harbour area. The Prince Regent was so enamoured of the town's hospitality that he dubbed the harbour the Royal Harbour – the only one on mainland Britain while Queen Victoria was a regular visitor as a girl. The town includes a number of excellent restaurants along the seafront and stores in the town centre including Waitrose. The high speed train from Ramsgate station to St Pancras takes about an hour and a quarter and it is not far to the dual carriageway for access to Canterbury, Sandwich and Dover.

There are a number of theatres, cinemas and casinos in the area as well as the Westwood Cross shopping centre. While the sailing fraternity can moor their boats at the Ramsgate marina and enjoy the facilities at the Royal Temple Yacht club and, for golfing aficionados, 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.*

* 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

Ramsgate Station	1.6 miles
Thanet Parkway Station	3.2 miles
Dover Docks	20.7 miles
Canterbury	17.4 miles
Channel Tunnel	28.3 miles
Gatwick Airport	82.1 miles
Charing Cross	79.4 miles

By Train from Ramsgate	
High-Speed St. Pancras	1hr 14 mins
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
Ramsgate Bowls Club

Healthcare

East Cliff Practice
The Grange Practice
Dr Adam Akyd & Partners
Dr M D Cardwell
QEQM Hospital, Margate

Education

Primary Schools:
Holy Trinity Primary
Newlands Primary
Chilton Primary
Wellesley Hadden Dene
St. Lawrence (Junior)

Secondary Schools:
Chatham and Clarendon Grammar, Ramsgate
Dane Park, Grammar, Broadstairs
St. Lawrence College (Senior)

01843 591766
01843 594940

01843 855800
01843 572740
01843 595951
0300 0427007
01843 225544

01843 860744
01843 593086
01843 597695
01843 862991
01843 587666

01843 591075
01843 864941
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	

Fourth Floor

Approx. 79.4 sq. metres (854.9 sq. feet)



THIRD FLOOR

Entrance Hall
Utility Cupboard

Kitchen 12'6 x 8'10 (3.81m x 2.69m)

Living Room 17'10 x 12'6 (5.44m x 3.81m)

Roof Terrace

Bedroom 1 12'1 x 10'0 (3.69m x 3.05m)

En Suite Shower Room

Balcony

Bedroom 2 12'3 x 10'0 (3.74m x 3.05m)

Bathroom

OUTSIDE

Allocated Parking Space

Council Tax Band: D

EPC: Pending

Tenure: Leasehold

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