



Broadstairs House
24 Ramsgate Road | Broadstairs | Kent | CT10 1PP

FINE & COUNTRY



Step inside

Broadstairs House

Set back at an angle off Ramsgate Road is this superb example of a Victorian seaside villa built circa 1860, only a few minutes' walk from Broadstairs' sandy beaches and close to the town centre. The five storey property is full of external original and period features including high chimneystacks, flint walls interspersed with patterned brickwork, bay windows, an impressive original front door with stained glass insets and, most exciting of all, the top floor Crows Nest peeking out over the roof.

The property has off road parking for two cars bordered by a charming front garden and steps that lead to the front entrance. There is a lobby with a pair of glazed doors that lead to the spacious entrance hall with a cloakroom and it is at this stage you can begin to appreciate some of the wonderful internal period features that abound within the house. These include original stripped pine floors and the original sweeping mahogany staircase, fabulous ornate corniced ceilings and equally attractive ceiling roses, dado and picture rails, window shutters and fireplaces.

Whether you want to continue an existing bed and breakfast business or you are looking for a wonderful family home, there is a plenty of flexible accommodation available to suit a variety of needs. On the ground floor you are greeted by a delightful dining room with a bay window, a stunning corniced ceiling and matching ceiling rose as well as an Art Deco style fireplace with an open fire and a marble surround, which could be just the place cosy up to on a cool winter's evening. Next door is currently used as a double bedroom, which is very useful for family members or guests who find the stairs difficult. However it could equally well make a charming snug/office or formal dining room. It has floor to ceiling sash windows with lovely views over the rear garden and includes an inset arched area with a wall of built in shelving and an ensuite shower room. This has original French doors with stained glass insets and opens to steps down to the garden.

The lower ground floor features a large storage cellar, a cosy sitting room with a triple bay window overlooking the front garden, a large understairs pantry and a corridor with original internal leaded light windows that leads to the garden. Here you will find a log store and a gate to the front parking area. Also on this floor is 'the hub of the household' – a surprisingly light and bright dual aspect kitchen/diner with Karndean flooring, a range cooker and units housing a variety of built in and free standing appliances. There is also a peninsular breakfast bar, plenty of space for a dining table and French doors opening to steps up to the garden.

Stairs to the first floor include a charming window feature and leads to a landing with access to a linen cupboard and boiler room as well as a double bedroom with an ensuite shower and a single bedroom that opens into a double bedroom with sea glimpses. It has a marble fireplace and an ensuite bathroom with a bath and separate shower.

While on the second floor there are what are currently the family quarters including a bathroom with a claw foot bath, a separate cloakroom, two double bedrooms with fascinating arched ceilings, cast iron fireplaces and sea views. Two additional double bedrooms overlook the garden with one currently used for storage but could be an excellent snug. This floor could make a great 'flat' for teenagers or adult family members looking to have a bit of independence and somewhere to entertain their friends.

This floor also includes a door with stairs up to the 'piece de resistance' – the stunning and spacious 'Crows Nest' viewing gallery – one of the highest vantage points in Broadstairs. It has windows on all sides providing a 360 degree view of the town and panoramic sea views across to the Goodwin Sands and France on a clear day. It has a seating area and is also currently used as an office and you can understand why as the views can give you inspiration while you work. To enhance this even further it would be possible to create a balcony/roof terrace around the observatory, subject to planning.

The delightful south facing garden gets the sun all day. It has a spacious lawn surrounded by shrubs, flint walls and close board fencing and includes a vegetable garden and a couple of useful garden sheds.



Seller Insight



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We fell in love with this characterful house as soon as we saw it some 21 years ago and our large family have enjoyed everything the house has to offer. About 12 years ago we decided to develop a bed and breakfast business and created three ensuite guest bedrooms on the ground and first floor. It has been highly successful and we have been delighted to gain awards and have a five star rating on Trip Advisor and obviously new owners can continue the business if they are looking to generate an income. There is also the opportunity for development by creating an annex at the bottom of the garden, subject to planning permission, as there is independent access from the parking area to the garden.

However it really does make a very special family home with everything you need virtually on the doorstep. Broadstairs is a real gem of a Victorian seaside resort with its individual shops, bars, restaurants, a small theatre and a cinema as well as mini golf and annual events such as Folk Week, the Dickens Festival and the Food Fair, not to mention the regular firework displays and music at the bandstand. We are very close to Louisa Bay and the well-known Viking Bay with its picturesque harbour and beautiful sandy beach while other beaches include Stone Bay and Joss Bay for surfing.

Another advantage of our location is that you can walk to the wide variety of excellent primary, junior and secondary schools including a very good grammar school and the station where the fast train can whisk you to London in under an hour and a half. There is a prep school in Broadstairs and a private school in Ramsgate plus plenty of sports clubs including squash, tennis, cricket and rugby as well as the renowned North Foreland golf club for golfing aficionados.

For some serious retail therapy, Westwood Cross ticks all the boxes, with its wide range of high-street stores, while the Vue cinema complex and casino caters for a variety of entertainment needs. There are excellent transport links, with nearby bus stops to Margate and Ramsgate and the dual carriageway network to Dover and the Thanet Way and M2 to Faversham and London makes Broadstairs very accessible for drivers.*

* 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

By Road
 Broadstairs Station
 Channel Tunnel
 Dover Docks
 Canterbury
 Gatwick Airport
 Charing Cross

By Train from Broadstairs:
 High-Speed St. Pancras
 Charing Cross
 Victoria
 Canterbury West
 Ashford International

Leisure Clubs & Facilities

Surf School Joss Bay
 North Foreland Golf Club
 Thanet Wanderers RUFC
 Bannatynes Health Club and Spa
 Broadstairs and St. Peter's Bowls
 Broadstairs and St. Peter's Tennis Club
 Broadstairs cricket club

0.6 miles
 29.7 miles
 23.2 miles
 18.3 miles
 83.5 miles
 81.3 miles

1hr 22 mins
 1hr 56 mins
 1hr 48 mins
 25 mins
 42 mins

01843 868171
 01843 862140
 01843 868857
 01843 600606
 01843 861293
 01843 601590

Healthcare

The Grange Medical Centre
 St Peters Surgery
 Broadstairs Medical Practice
 Mocketts Wood Surgery
 QEQM Hospital

Education

Primary Schools:
 Callis Grange Nursery and Infant
 St. Peter's Primary
 St. Joseph's Primary
 Upton Junior
 Wellesley Hadden Dene (ind)
 St. Lawrence Junior (ind)

Secondary Schools:
 Charles Dickens
 St. George's
 Dane Court Grammar
 Chatham and Clarendon House
 St. Lawrence Senior

01843 572740
 01843 608860
 01843 608836
 01843 862996
 01843 225544

01843 862531
 01843 861430
 01843 861738
 01843 861393
 01843 862991
 01843 572900

01843 862988
 01843 609000
 01843 864941
 01843 591075
 01843 572900

Entertainment

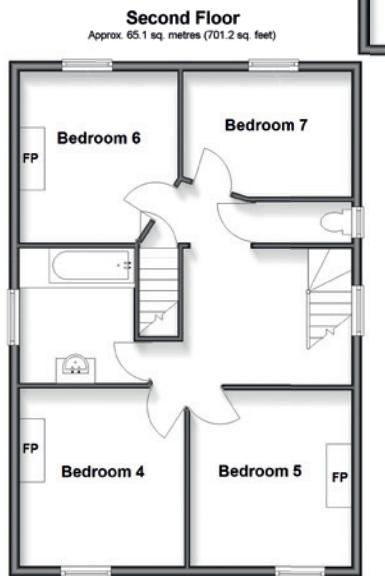
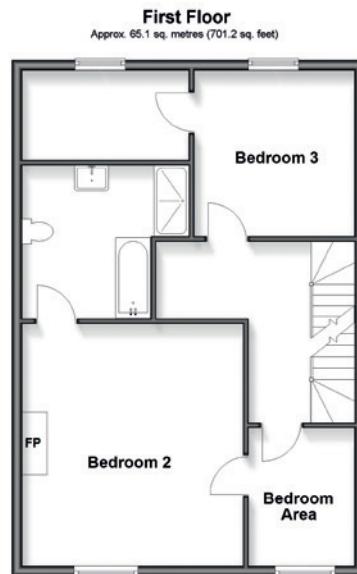
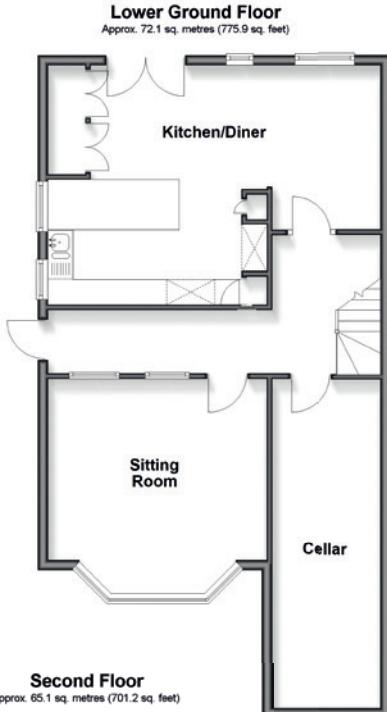
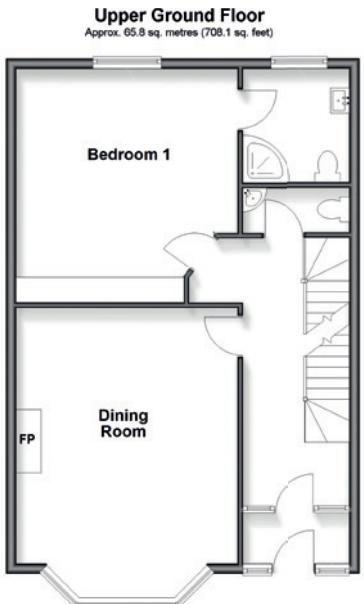
Sarah Thorne Theatre
 Vue Cinema Complex
 Palace Cinema
 Tartar Frigate
 Royal Albion Hotel
 Charles Dickens pub
 Kebbels Seafood restaurant

Local Attractions / Landmarks

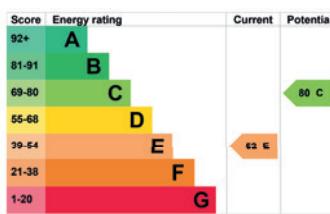
Crampton Tower
 Dickens House Museum
 Quex Park
 Lilliput Mini Golf
 Turner Contemporary
 Spitfire and Hurricane Museum
 Hornby Visitor Centre, Westwood
 Shell Grotto, Margate

01843 863701
 0871 2240240
 01843 865726
 01843 862013
 01843 868071
 01843 603040
 01843 319002

01843 871133
 01843 861232
 01843 841119
 01843 861500
 01843 233000
 01843 821940
 01843 233524
 01843 220000



Council Tax Band: E
Tenure: Freehold



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 © 2025 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 20.08.2025

UPPER GROUND FLOOR

Porch	
Hall	
Cloakroom	
Dining Room	15'11 x 14'5 (4.85m x 4.40m)
Bedroom 1	15'7 x 13'0 (4.75m x 3.97m)
En Suite Shower Room	

LOWER GROUND FLOOR

Entrance Hall	
Kitchen/Diner	19'2 maximum x 15'9 (5.85m x 4.80m)
Sitting Room	13'7 x 12'0 (4.14m x 3.66m)
Cellar	21'10 x 5'5 (6.66m x 1.65m)

FIRST FLOOR

Landing	
Bedroom 2	15'10 x 14'5 (4.83m x 4.40m)
En Suite Bath/Shower Room	
Bedroom 3	10'4 x 9'10 (3.15m x 3.00m)
En Suite Shower Room	
Bedroom Area	8'7 x 6'3 (2.62m x 1.91m)

SECOND FLOOR

Landing	
Bedroom 4	12'1 x 10'5 (3.69m x 3.18m)
Bedroom 5	12'1 x 10'5 (3.69m x 3.18m)
Bathroom	
Bedroom 6	
Bedroom 7	
Separate WC	

TOP FLOOR

Office/Viewing Gallery	17'4 x 5'6 (5.29m x 1.68m)
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OUTSIDE

Rear Garden
Driveway

FINE & COUNTRY

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