



FOUNDATION

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28, Rancorn Road, Margate, CT9 5DQ

5 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



28, Rancorn Road, Margate, CT9 5DQ

- Substantial Coastal Victorian Terrace
- Over 1600 Sq.Ft Of Bright & Airy Space
- Beautiful Period Features & High Ceilings
- Opportunity To Further Enhance
- Multiple Receptions & Five Bedrooms
- South Facing Rear Garden
- Driveway & Moments From The Sea Front
- Close To The Artistic Town Of Margate

SITUATION:

Westbrook is a Victorian seaside resort with a stunning beach located just moments from the property. The promenade connects directly to Westgate-on-Sea, a popular seaside town known for its charming array of independent shops, restaurants, and boutiques. It borders the larger and better-known coastal resort of Margate. Westgate boasts two lovely sandy bays—West Bay and St. Mildred's Bay—and has remained a popular tourist destination since the town's development in the 1860s. The town is home to three primary schools, including one private school, as well as Ursuline College, a secondary school. Local amenities include a library, the iconic three-screen Carlton Cinema—dating back to the early 1900s—and the Westgate Pavilion, which hosts discos, yoga, indoor bowls, and dance classes. Westgate train station offers direct links to London via both the high-speed service and national rail. The vibrant seaside town of Margate, just a mile away, is a true British icon.

Margate's renaissance in recent years has been driven by three key developments. First, in 2011, the Turner Contemporary art gallery opened on the seafront, on the very spot where the artist J.M.W. Turner once lived. Its launch was a major cultural milestone, drawing national attention to Margate's many attractions. Around the same time, the local council began regenerating the historic Old Town, encouraging independent businesses to thrive. Finally, in 2015, following a decade of campaigning, Margate's famous old theme park, Dreamland, reopened—reviving one of the town's most beloved landmarks.

Further afield, the historic city of Canterbury offers an even broader selection of amenities, including a fantastic mix of high street and independent retailers, restaurants, pubs, and leisure facilities. The recently refurbished Marlowe Theatre is a particular highlight. Canterbury also provides an excellent range of state and independent schools, three universities, two mainline railway stations, two hospitals, and a well-connected bus network.



DESCRIPTION:

A Substantial five-bedroom Victorian terrace located moments from the seafront and offering over 1600 sq.ft of generously proportioned accommodation complemented by a south facing walled garden.

This charming period home was built in the early 1900's and is rich in character, featuring original doors, high ceilings with intricate corning, ornate picture rails, and bay windows that flood the front rooms with natural light. Beautifully retained period details combine with exciting scope for further enhancement—offering the perfect canvas for modern coastal living.

Enviously located in Westbrook a charming seaside resort close to the vibrant and artistic town of Margate, blending coastal tranquillity with creative energy.

The property is arranged over three floors and provides ample space for families or those seeking room to grow. The entrance porch sits to the front of a handsome wooden front door, this opens into a spacious entrance hall with elegant staircase leading to the first floor.

To the right there is a bay front sitting room with an electric fireplace and a door linking into the dining room. These two rooms could easily be knocked through creating one large open plan living space.

The kitchen has been fitted with an array of wall and floor units which surround all main appliances with a sink and mixer tap placed in front of the window. The ground floor is further enhanced by a laundry/utility area which is accessed from the dining room.

To the first floor a galleried landing leads to a shower room and three bedrooms, two of which are doubles whilst the smaller bedroom which would make an ideal office or nursery.

To the second floor there is plenty of storage and two bedrooms both of which have hand basins.

OUTSIDE:

To the rear, there is a south-facing walled garden offering a sunny, private retreat.

To the front of the property there is a driveway which is bordered by mature hedging.



TOTAL FLOOR AREA: 1625 sq. ft (151 sq. m)



EPC RATING
D



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected

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