



Ramsgate

£850,000

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Ramsgate

Set along one of Ramsgate's most distinguished historic roads, Vale House, West Cliff Road is an exceptional Grade II listed coastal townhouse, rich in architectural heritage and beautifully enhanced for modern living.

Constructed in the 1840s, Vale House is believed to have been built by William Saxby as part of the wider mid-19th-century development of The Vale, commissioned by James Creed Eddell – a key figure in shaping Ramsgate's emergence as a confident Victorian seaside town. While West Cliff Road historically served as one of the principal routes into Ramsgate, Vale House stands as a direct architectural link to The Vale development itself, reflected in its scale, symmetry and refined detailing.

Arranged over five storeys, this substantial home offers two elegant reception rooms, a kitchen dining room, four double bedrooms, multiple bathrooms and a beautifully landscaped garden – a rare combination of grandeur, warmth and authenticity.

Vale House is a home that has been lived in, loved and carefully improved. The owners spend a great deal of time here and have made thoughtful decisions throughout – restoring where possible, upgrading where necessary, and always respecting the building's history.

If you're looking for character, space and a genuine coastal house with soul – rather than something polished to within an inch of its life – this one will speak to you immediately.

Setting the Scene.

West Cliff Road is one of Ramsgate's most recognisable and established addresses – broad, handsome and steeped in history. It connects the elevated West Cliff area with the heart of the town, giving Vale House a position that feels both open and connected.

The property faces the road, with free on-street parking available throughout the surrounding squares – a genuine and valuable advantage for a central period home of this scale.





Directly looking down Addington street this property is the ideal spot with sweeping sea views.

Take a Look Inside

Step through the beautifully replaced solid timber front door with slimlite glazing, and the sense of scale is immediate.

On the upper ground floor, the house offers two distinct living spaces:

A relaxing drawing room with elegant sash windows overlooking the landscaped garden – calm, light-filled and classically proportioned

A separate TV room, perfect for movie nights, sport or simply switching off without taking over the main reception

Throughout the house, original sash windows, tall ceilings and carefully preserved proportions work exactly as intended – giving the home an effortless sense of balance and presence.



Kitchen, Dining & Everyday Living

The lower ground floor forms the social heart of the house.

Here you'll find a fully equipped, well-used kitchen, designed for proper cooking rather than display, alongside a dining room ideal. A cloakroom with WC and washing machine is neatly tucked away on this level.

This floor benefits from electric underfloor heating and a contemporary microcement finish, blending modern comfort seamlessly into the historic footprint.

Bedrooms & Bathrooms

The accommodation unfolds gracefully over the upper floors. First Floor

Bedroom One features a super king bed, space for seating, and excellent natural light. Across the hall is a dedicated wardrobe room with workspace, followed by a full bathroom with bath and shower.

Second Floor

Bedroom Two, again with a super king bed, wardrobe and seating area.

A large main bathroom, shared between bedrooms two, three and four.

From this level upwards, sea views begin to appear, subtle but unmistakable.

Top Floor

Bedrooms Three and Four, both generous doubles with king-size beds, excellent storage and relaxed, family-friendly spaces.

The layout is flexible, balanced and practical.

Craftsmanship & Considered Improvements

Significant investment has gone into upgrading Vale House with care and respect for its listed status: Roof fully renewed in 2022, with chimneys and chimney pots carefully restored.

Garden landscaped in 2023, alongside restoration of the front steps and elevation. Use of European materials, including Jura limestone sourced from the Jura Mountains in southern Germany.

Amtico flooring installed from ground floor level upwards.

Two fireplaces added, each fitted with Charnwood Aire wood burners, marble hearths and new flues.

Hardwood shutters throughout (with a 10-year warranty), plus wooden Venetian blinds on the top and lower ground floors.





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