



West Cliff Road, Ramsgate, CT11 9HE

Guide Price £425,000

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Right in the heart of Ramsgate's sought-after Westcliff, Canon Mews offers the perfect balance of character, space, and practicality. Spread across three floors and measuring around 1,600 square feet, this handsome period home delivers generous proportions, a lovely flow, and a private landscaped garden with parking – rare for this central spot.

You're within easy walking distance of the seafront, Waitrose, Addington Street's independent shops, the station, and the grammar schools – everything that makes this corner of Ramsgate so desirable.





Take a Look Inside

Step through the gated front courtyard and into a welcoming entrance hall that instantly sets the tone – high ceilings, natural light, and a feeling of home.

At the front, the dining room (12'8" x 11'4") features a bay window and sash detailing, a nod to the home's Victorian roots. To the rear, the kitchen-diner (15'8" x 16'5") feels like the social heart of the home – spacious, well-equipped, and designed for gatherings. French doors open straight out onto the garden, connecting indoor and outdoor living beautifully.

A downstairs WC adds convenience, and the layout flows effortlessly from front to back.

First Floor Feelings

The first floor offers flexibility and charm in equal measure. The current owners use the front room (12'9" x 16'5") as their main living room – it's light, airy, and characterful, with bay and sash windows and lovely ceiling height.

Also on this floor are two bedrooms – one at 11'6" x 8'8" and another at 9'9" x 7'5", currently used as a workroom. A shower room and airing cupboard complete this level.



Upstairs Vibes

On the top floor sits a truly inviting primary bedroom (12'8" x 16'5"), with twin front windows and a spacious en suite (10'5" x 5'4"). Two further bedrooms – 11'7" x 8'8" and 9'9" x 7'5" – continue the home's bright, well-proportioned feel.

The Outside Story

The garden is both private and well landscaped – not overlooked, enjoying great sunlight and easy maintenance. There's side and rear access, plus that all-important private parking space behind the garden.

At the front, the walled courtyard adds curb appeal and a touch of charm before you even step inside.

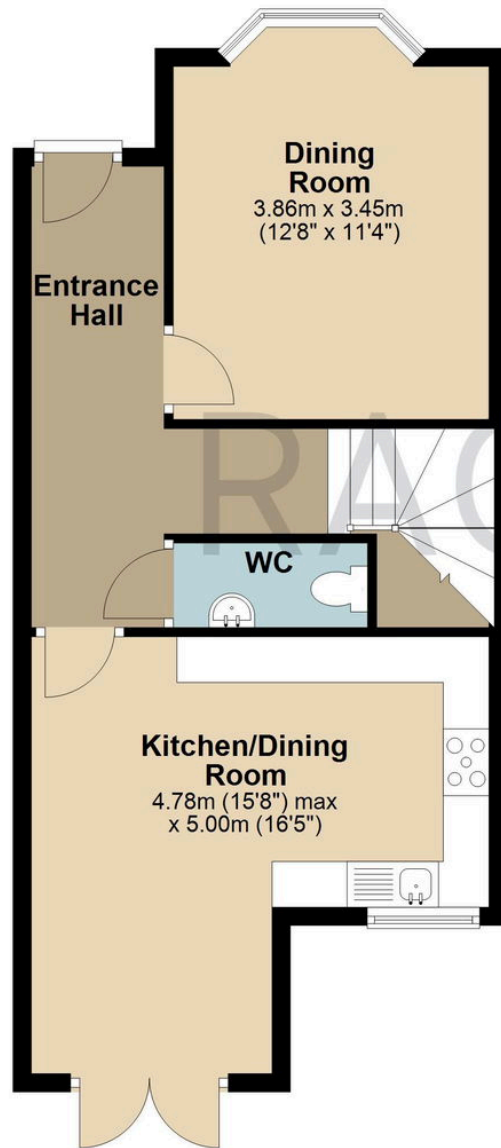
Location, Location

Westcliff is one of Ramsgate's most loved pockets – leafy, architectural, and just minutes from Vale Square, Addington Street, and Royal Road. The seafront and marina are a short stroll away, as are excellent grammar and primary schools.

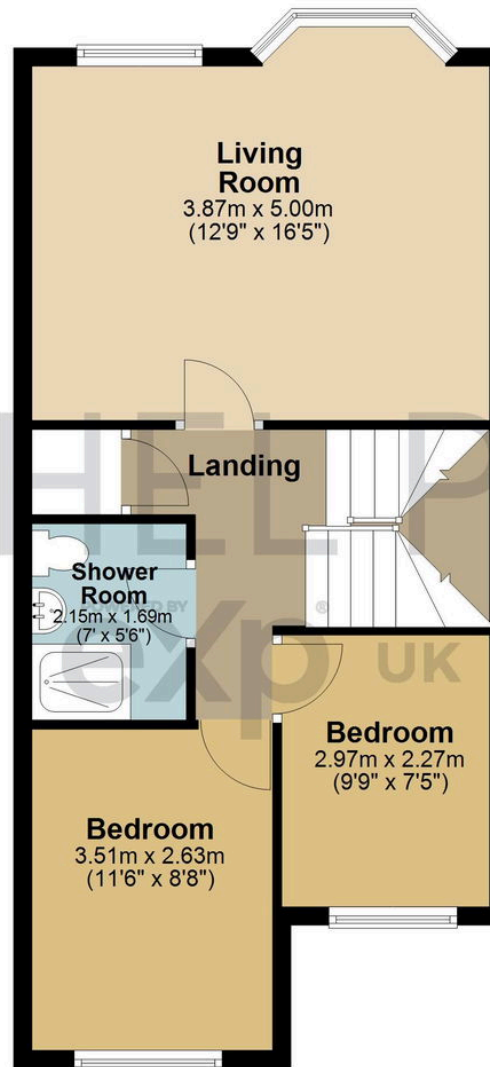
It's an easy walk to Ramsgate Station for fast connections to London, yet peaceful enough to enjoy the quiet charm that defines this part of town.



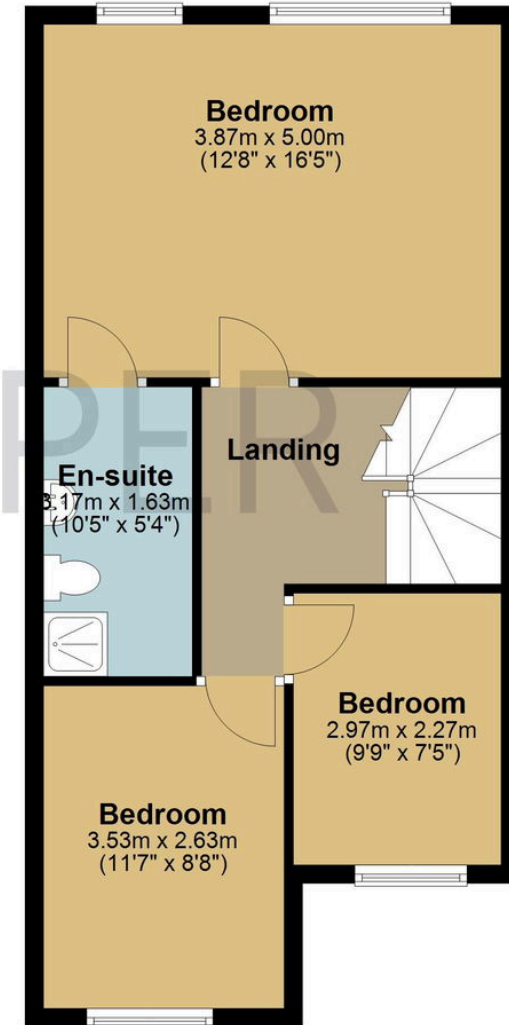
Ground Floor



First Floor



Second Floor



Total area: approx. 149.9 sq. metres (1613.4 sq. feet)