



Kent Terrace, Ramsgate, CT11 8LU

£625,000

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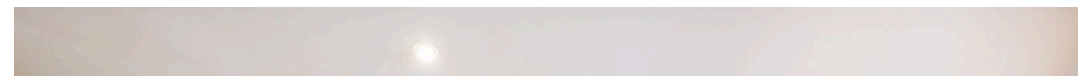
# Kent Terrace, Ramsgate, CT11 8LU

Grade II-Listed Georgian Townhouse | 2,430 sq ft | Four Floors + Loft Room

Overlooking Ramsgate's Royal Harbour and Main Sands, Kent Terrace is a rare example of Regency architecture that has kept its poise for nearly two centuries. With uninterrupted harbour and sea views, four full floors of accommodation extending to around 2,430 sq ft, and the kind of detailing that defines a period home, this is a property of genuine coastal distinction.

## Setting the Scene

Kent Terrace forms part of Ramsgate's most recognisable seafront crescent – an elegant, Grade II-listed sweep facing the Royal Harbour. From here, the view runs across the yachts, over the East Pier and out to the Channel. Each sunrise turns the harbour gold; each evening the lights shimmer on the water. Cafés, wine bars and galleries line the promenade below, and the harbour arm offers the perfect vantage point to watch the boats return.





## Accommodation & Layout

### Lower Ground Floor

At garden level lies a superb open-plan kitchen / dining room measuring approximately 25'9 × 15'2 (7.85 m × 4.62 m) – a generous, sociable space with sash windows to the front, modern fitted cabinetry and ample room for a large dining table.

Beyond, a vaulted under-road cellar provides ideal storage or wine space, while to the rear, a covered courtyard measuring about 21'8 × 15'2 (6.6 m × 4.62 m) creates a sheltered outdoor room perfect for year-round use.

### Ground Floor

Two excellent double bedrooms occupy this level – one approximately 16'6 × 11'7 (5.03 m × 3.53 m) and the other 11'7 × 9'5 (3.53 m × 2.87 m) – served by a well-appointed bathroom (8' × 6'5 / 2.44 m × 1.96 m). Each room enjoys high ceilings, original cornicing and an easy, balanced proportion characteristic of Georgian design.



### First Floor

The main drawing room, around 15'11 × 15'2 (4.85 m × 4.62 m), commands the full panorama of Ramsgate Main Sands through tall sash windows and opens onto elegant Georgian balcony doors that frame the seafront perfectly. To the rear, a further bedroom (12'2 × 9'6 / 3.71 m × 2.90 m) sits beside a second bathroom, serving this floor.

## Second Floor

The principal bedroom, a magnificent 14'4 × 15'2 (4.37 m × 4.62 m), enjoys dual sash windows to the sea and harbour. A fourth bedroom (11'9 × 9'4 / 3.58 m × 2.84 m) lies to the rear, opening onto a private roof terrace – an intimate outdoor escape with sun and skyline views.

## Third Floor / Loft Room

Above, a versatile loft room of around 19'4 × 15'2 (5.89 m × 4.62 m) is currently arranged as a home office or studio. With generous ceiling height, natural light and tasteful presentation, it's a superb bonus level for work, hobbies or additional accommodation.

## Character & Specification

The house retains all the hallmarks of the period: tall sash windows, decorative cornicing, panelled doors, working shutters and elegant staircases linking each floor. Updates have been carried out with respect for the building's history, resulting in a home that balances period grace with modern practicality.

## The Story of Ramsgate & Kent Terrace

Ramsgate has always looked to the sea. Once a modest fishing village, it grew into a maritime hub whose Royal Harbour remains the only one in Britain granted that title by a monarch. Kent Terrace, with its Regency symmetry and seafront position, embodies that heritage – a terrace once set within ornamental gardens overlooking the Channel.





Total area: approx. 225.8 sq. metres (2430.1 sq. feet)