



Augusta Villa
25 Bellevue Road | Ramsgate | Kent | CT11 8JT

 FINE & COUNTRY

Step inside

Augusta Villa

This property is not simply a home, it is a piece of living Victorian artistry. Built in 1840, this magnificent Grade II listed detached residence rises gracefully above its mature gardens, offering four floors of timeless architecture, modern versatility and a lifestyle defined by elegance, creativity and coastal charm.

Step through the stained glass entrance, where colour dances across the porch and spills into the hallway, and you immediately sense the romance of the era. High ceilings sweep overhead, framed by intricate cornicing and delicate ceiling roses that have watched over generations. Tall sash windows invite soft coastal light into every room, illuminating the craftsmanship that makes this home so rare.

The sitting room is a sanctuary of calm, a place to sink into an armchair beside the feature fireplace. Across the hall, the dining room delivers pure theatre: a dramatic fireplace, original Victorian pillars and a natural procession into the kitchen, where integrated appliances blend seamlessly with the home's historic soul. This entire level feels designed for long dinners, creative conversations and moments that linger.

A peaceful home office/library offers a retreat for reading, writing or working, while the cloakroom adds everyday convenience without disturbing the home's flow.

Climb the staircase and the house reveals one of its most enchanting features, a stained glass arch window on the half landing, casting jewel toned light across the walls. The first floor hosts four double bedrooms, each shaped by the home's generous proportions and period detailing. Two bathrooms serve this level, creating a luxurious and practical arrangement for family life or visiting guests.

The second floor feels like a world of its own, two double bedrooms tucked beneath the eaves, perfect for children, creative studios or quiet workspaces. Elevated and private, it's a place where imagination thrives.

Below it all, the self contained two bedroom apartment on the lower ground floor offers independence and opportunity. With its own entrance and courtyard garden, it's ideal for extended family, guests or premium rental use a rare asset that enhances both lifestyle and value.

Outside, the mature rear garden is a haven of tranquillity. A sun drenched terrace invites alfresco dining, weekend gatherings and slow summer evenings. At the far end, a workshop and a garage with an EV charger provide secure off road parking and valuable additional space, completing the perfect blend of heritage and modern living.

Directly opposite the house lies a beautifully kept green, a peaceful open space that enhances the outlook from the property. It's the kind of setting that invites slow Sunday picnics, gives children a safe and generous area to play, and adds a sense of openness rarely found in such a central location. The view across the green creates a wonderfully calm first impression and contributes to the home's overall feeling of charm and tranquillity.











Seller Insight

“ Here is one of Ramsgate's most privileged and effortlessly scenic positions, a location where coastal beauty, convenience and connectivity come together in a way that truly enhances everyday living. From the front door, it takes only a short and gentle walk to reach the clifftops and the sweeping seafront, where panoramic views across the Channel create the perfect backdrop for morning dog walks, sunset strolls or simply taking a quiet moment beside the water. It's a part of Ramsgate that feels both peaceful and inspiring, with the harbour and promenade close enough to enjoy spontaneously.

The town centre is equally accessible, offering cafés, restaurants, independent shops and the vibrant harbour area all within easy reach. Public transport links are close by, making it simple to move around Thanet without relying on a car. The neighbourhood has a warm, established feel, with parks, green spaces and coastal paths contributing to a relaxed yet active lifestyle.

Families benefit from an excellent choice of local schools, including Ramsgate Arts Primary, St Lawrence College, Chatham & Clarendon Grammar and The Royal Harbour Academy, all conveniently positioned for daily travel. The area is well suited to those seeking a balanced lifestyle with strong educational options and a welcoming community atmosphere.

For commuting or leisure trips to the capital, the transport connections are superb. Ramsgate station provides direct high speed services to London St Pancras, often in around 1 hour 15 minutes, making travel remarkably straightforward. The newly developed Thanet Parkway station offers an additional fast link to London, as well as improved access to Canterbury, Ashford and wider Kent, giving residents multiple convenient routes for both work and leisure.*

* 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:	
Thanet Parkway	3.2 miles
Dover Docks	21 miles
Gatwick Airport	82 miles
Channel Tunnel	28 miles
Charing Cross	79 miles
Canterbury	19 miles

By Train from Ramsgate	
High-Speed St. Pancras	1hr 16mins
High Speed Ashford International	36 mins
London Charing Cross	1 hr 54 mins
London Victoria	1hr 40mins

Leisure Clubs & Facilities

St Augustine Golf Club	01843 590333
Stonelees Golf Centre	01843 823133
Manston Golf Centre	01843 590005
Ramsgate Bowls Club	01843 594940
Ramsgate Croquet Club	01843 588878
Royal Temple Yacht Club	01843 591766
Ramsgate Leisure Centre	03333 660661

Healthcare

East Cliff Practice	01843 855800
The Grange Practice	01843 572740
Dr Adam Akyd & Partners	01843 595951
Dr M D Cardwell	0300 0427007
QEQM Hospital, Margate	01843 225544

Education

Primary Schools:	
Holy Trinity Primary	01843 860744
Newlands Primary	01843 593086
Chilton Primary	01843 597695
Wellesley Hadden Dene	01843 862991

Secondary Schools:	
Chatham and Clarendon Grammar, Ramsgate	01843 591075
Dane Park, Grammar, Broadstairs	01843 864941

Entertainment

Granville Theatre, Ramsgate	01843 591750
San Clu	01843 592345
Vue Cinema Complex and Casino	01843 579999
Winter Gardens Theatre, Margate	01843 292795
Sarah Thorne Theatre, Broadstairs	01843 863701
Bon Appetit	01843 852750
La Magnolia	01843 580477

Local Attractions / Landmarks

King George VI Memorial Park	
Royal Harbour and Marina	
Dreamland Amusement Park	01843 295887
Turner Contemporary Gallery, Margate	01843 233000
Hornby Visitor Centre, Westwood	01843 233524
Dickens House Museum, Broadstairs	01843 863453
Westwood Cross Shopping Centre	
Pegwell Nature Reserve	

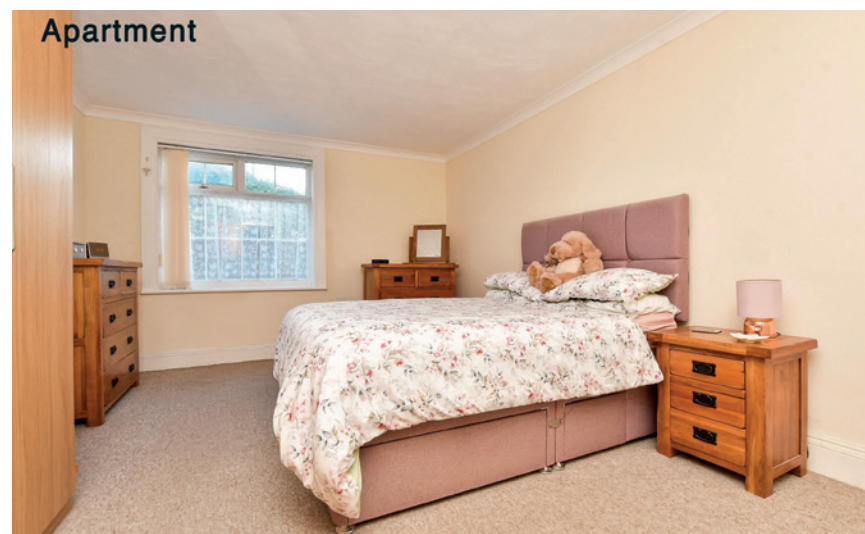
Apartment



Apartment

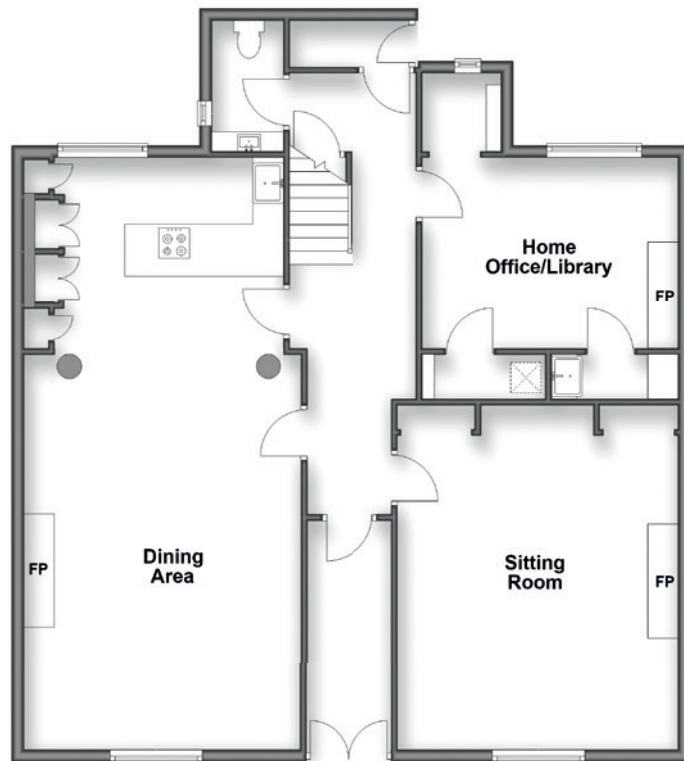


Apartment

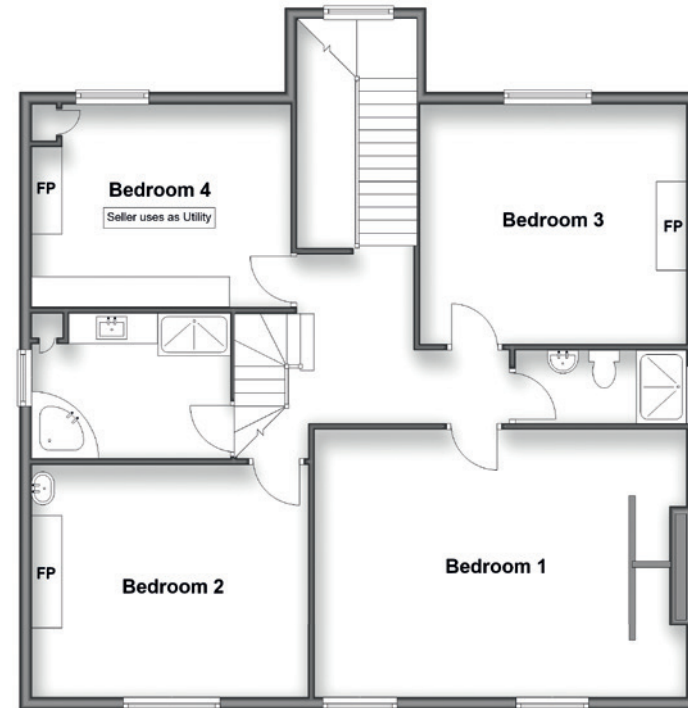




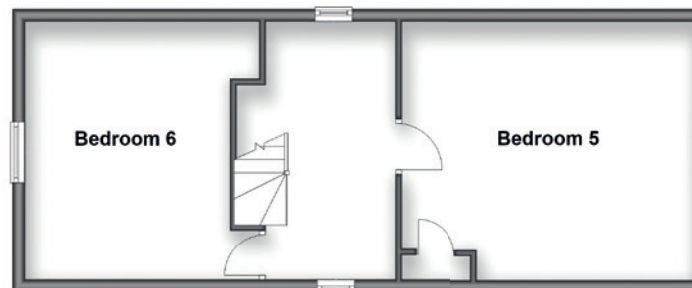
Approx. 114.4 sq. metres (1231.0 sq. feet)



Approx. 107.7 sq. metres (1159.2 sq. feet)



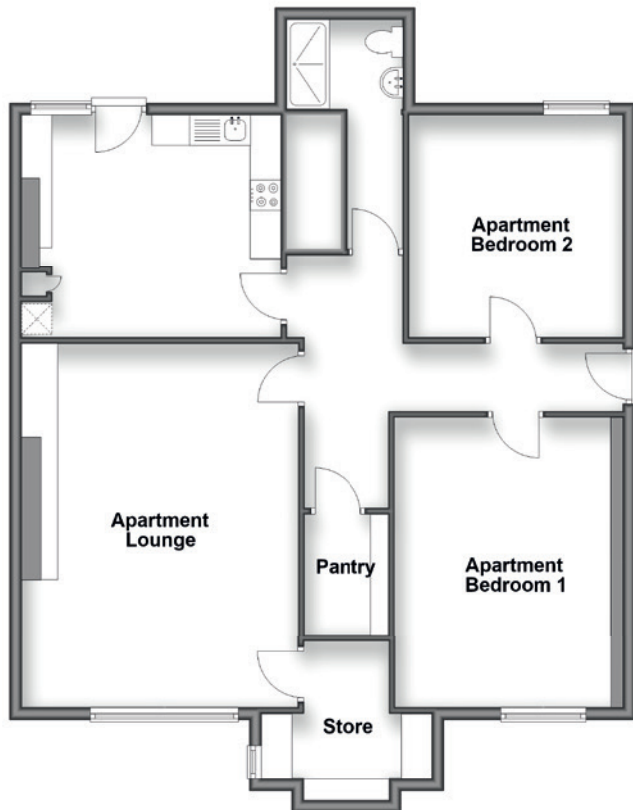
Approx. 46.9 sq. metres (505.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

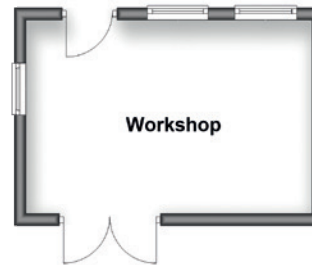
Lower Ground Floor

Approx. 103.3 sq. metres (1112.1 sq. feet)



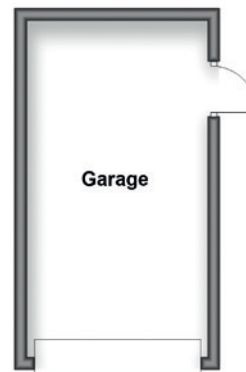
Outbuilding

Approx. 15.0 sq. metres (161.3 sq. feet)



Outbuilding

Approx. 16.5 sq. metres (177.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A	112 A	119 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOWER GROUND FLOOR

Apartment Entrance Hall
 Apartment Lounge 19'7 x 14'11 (5.97m x 4.55m)
 Apartment Kitchen 12'9 x 12'2 (3.89m x 3.71m)
 Apartment Bedroom 1 15'2 x 11'5 (4.63m x 3.48m)
 Apartment Bedroom 2 12'0 x 11'5 (3.66m x 3.48m)
 Wet Room/Shower Room
 Store
 Pantry

SPLIT LEVEL UPPER GROUND FLOOR

Porch
 Hall
 Sitting Room 19'2 x 15'2 (5.85m x 4.63m)
 Kitchen Area 14'0 x 10'7 (4.27m x 3.23m)
 Dining Area 21'7 x 15'2 (6.58m x 4.63m)
 Home Office/Library 12'8 x 10'5 (3.86m x 3.18m)
 Cloakroom
 Rear Porch

FIRST FLOOR

Landing
 Bedroom 1 20'2 (6.15m) narrowing to 15'8 (4.78m) x 14'5 (4.40m)
 His Dressing Area
 Her Dressing Area
 Shower Room
 Bedroom 2 13'9 x 13'0 (4.19m x 3.97m)
 Utility/Laundry Room 12'9 x 11'0 (3.89m x 3.36m)
 Bath/Shower Room 10'7 x 7'8 (3.23m x 2.34m)
 Bedroom 3 14'0 x 12'8 (4.27m x 3.86m)

SECOND FLOOR

Landing
 Bedroom 4 15'9 x 13'6 (4.80m x 4.12m)
 Bedroom 5 13'8 x 10'9 (4.17m x 3.28m)

OUTBUILDING

Garage 18'4 x 9'9 (5.59m x 2.97m)

OUTBUILDING 2

Workshop 15'4 x 10'5 (4.68m x 3.18m)

OUTSIDE

Rear Garden EPC Exempt
 Front Garden Council Tax Band: G; Annexe B
 Apartment Courtyard Tenure: Freehold

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