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9 Augusta Road,

Guide Price £800,000

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A Distinguished Georgian Residence on the East Cliff
An exceptional Grade II listed Georgian residence occupying a prominent position on Ramsgate's East Cliff, combining original architectural character with a meticulous contemporary renovation and an unusually versatile arrangement of accommodation.

Dating from the 1840s and forming part of the historic Mount Albion Estate, the property retains a remarkable wealth of period detail. Its handsome façade, Georgian entrance, original sash windows, curved bay, first-floor balcony, fireplaces, cornicing and ceiling roses are all testament to the quality of its original craftsmanship. The architecture has been carefully preserved while the interior has been comprehensively upgraded to an exacting standard.

Arranged across the main house are four substantial bedrooms, two large family bathrooms and three principal reception and living spaces, including an elegant dining room, generous drawing room and contemporary kitchen. High ceilings and exceptional proportions are complemented by original fireplaces and sash windows, while the kitchen introduces granite work surfaces and bi-fold doors opening directly onto the private garden.

The accommodation extends to approximately 2,500 sq ft, with the lower ground floor providing an entirely independent one-bedroom apartment. Accessed via its own entrance, the apartment comprises a substantial sitting room with curved bay and log burner, bedroom with direct access to the courtyard, kitchen, bathroom and additional WC, together with a private gym, sauna and wet room. Underfloor heating and high-speed internet infrastructure further enhance the specification.

The apartment can operate entirely independently or be incorporated into the principal residence via the internal staircase, providing considerable flexibility for multi-generational living, guest accommodation, private workspace or income generation. It has previously been operated as short-term accommodation and has established an excellent guest history.

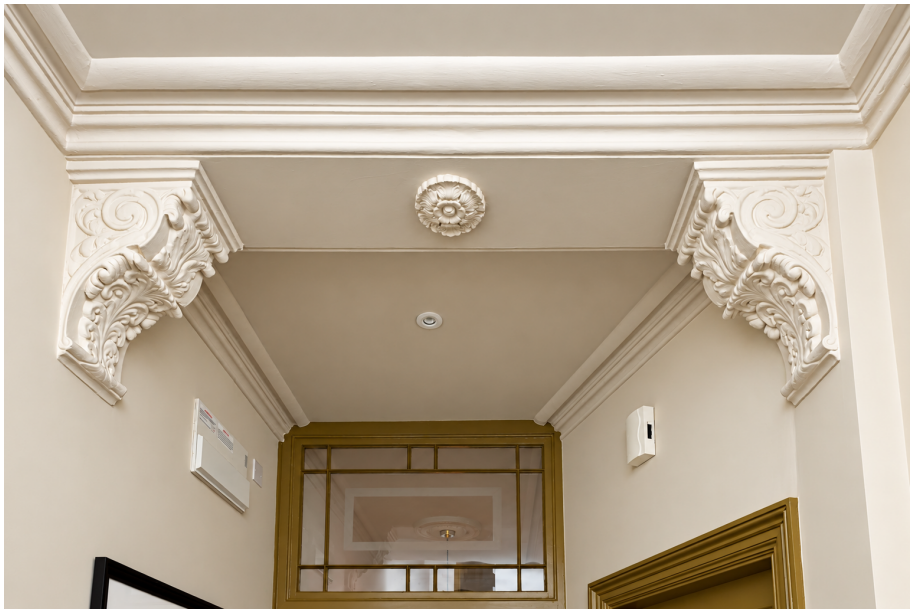
The principal house has been designed with an equally strong relationship to the exterior. The kitchen opens through bi-fold doors

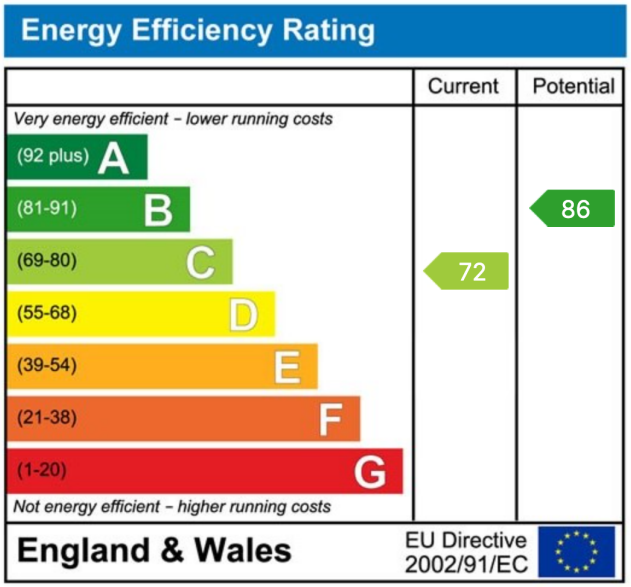






- For all enquiries please quote reference RP1132
- Chain Free
- Grade II Listed Georgian Residence dating from the 1840s
- Four-bedroom main residence with three principal reception/living spaces
- Independent one-bedroom lower-ground floor apartment with its own entrance
- Private gym, sauna and wet room within the lower-ground accommodation
- Original Georgian features including sash windows, fireplaces, cornicing, ceiling roses and curved bay
- Sea views and Georgian balcony from the principal bedroom
- Private garden, paved terrace and secure gated off-street parking
- Prime East Cliff position, close to beaches, Broadstairs and Ramsgate station





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