





# 4 LIVERPOOL LAWN, RAMSGATE, KENT, CT11 9HJ

## OFFERS IN EXCESS OF £600,000

- Regency elegance meets modern design in this stunning Grade II listed townhouse, expertly restored across four stylish floors
- Prime coastal location on Liverpool Lawn, a Georgian crescent just minutes from Ramsgate's Royal Harbour and Main Beach
  - Designed by Zachary Pulman Design Studio, the interiors feature bespoke finishes, Carrara marble, handcrafted oak, and thoughtful details throughout
- Striking open-plan kitchen-dining room with pantry, utility room, and cloakroom —perfect for modern living and entertaining
  - Elegant reception space with large sash windows and flexible second bedroom/study on the first floor
- Luxury principal suite on the top floor with custom wardrobes and a beautifully finished main bathroom
- Versatile lower ground floor suite includes a marble bathroom with underfloor heating, dressing room, private entrance, and garden access
- Sun-soaked south-facing garden, part walled with private seating areas, rear access, and a garden shed
- Unbeatable lifestyle offering: close to cafes, bars, the Royal Harbour Marina, beaches, and a range of outdoor pursuits from golf to coastal watersports
- Excellent connectivity with top local schools nearby and high-speed trains to London St Pancras in just 1 hour 14 minutes from Ramsgate station 1 mile away









## ABOUT THIS HOME

Regency elegance meets award-winning interior design in this stunning Grade II listed home

Set on the picturesque Georgian crescent of Liverpool Lawn, just moments from Ramsgate's Royal Harbour and sandy beaches, this beautifully restored Grade II listed townhouse blends period character with modern sophistication across four stylish floors.

Designed by Zachary Pulman Design Studio, the home features bespoke finishes throughout. The ground floor hosts a striking open-plan kitchen-dining room with Carrara marble worktops, handcrafted oak shelving, integrated appliances, a pantry cupboard, and adjacent utility room and cloakroom—perfect for both daily life and entertaining.

The versatile lower ground floor serves as a luxurious bedroom suite or guest apartment, with a separate dressing room, a marble bathroom with underfloor heating, and direct access to the south-facing garden. It also benefits from a private front entrance.

On the first floor, a bright sitting room with large sash windows, bespoke storage, and a concrete media shelf is complemented by an additional bedroom or study that can be closed off with bespoke folding doors. The second floor features a generous principal bedroom with custom-built wardrobes and a beautifully finished main bathroom.

Outside, the part walled south-facing garden is a real sun trap and offers private seating areas, ideal for relaxed outdoor living. It also benefits from a shed and gate to rear providing pedestrian access.









**Lower Ground Floor**  
 Approximate Floor Area  
 526 sq. ft  
 (48.95 sq. m)

**Ground Floor**  
 Approximate Floor Area  
 482 sq. ft  
 (44.80 sq. m)

**First Floor**  
 Approximate Floor Area  
 379 sq. ft  
 (35.28 sq. m)

**Second Floor**  
 Approximate Floor Area  
 379 sq. ft  
 (35.28 sq. m)

**Approx. Gross Internal Floor Area 1766 sq. ft / 164.31 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## ABOUT THE AREA

Situated on a graceful Georgian crescent, Liverpool Lawn enjoys an secluded location just a few minutes' walk from Ramsgate's Royal Harbour and only nine minutes (0.4 miles) from the golden sands of Ramsgate Main Beach—perfectly positioned to embrace the town's vibrant coastal lifestyle.

Imagine unwinding on sun-drenched sands, enjoying a stroll along the harbour, or soaking in the atmosphere at one of the many waterfront cafés, bars, and restaurants that make Ramsgate such a desirable destination. For boat owners, the Royal Harbour—unique as the UK's only Royal Harbour—offers excellent mooring facilities and a lively maritime community. Whether you're seeking relaxation or adventure, the area delivers—from coastal cycling routes to canoeing or kite surfing along the dramatic chalk cliff coastline.

For golf enthusiasts, there's a wealth of nearby options. St Augustine's Golf Club is just an 8-minute drive away (3.4 miles), Stonelees Golf Centre is reachable in 11 minutes (5 miles), and the prestigious championship course at Royal St George's in Sandwich is only 20 minutes away (8.6 miles).

Families will appreciate the excellent choice of local schools, including Chatham & Clarendon Grammar School, St Ethelbert's Catholic Primary School, and respected independent options such as The Old Priory School and Priory Infant School—all rated 'Good' by Ofsted.

Commuters are well served by high-speed rail links to London, with journeys to St Pancras taking from just 1 hour and 14 minutes. Ramsgate station is conveniently located just a 5-minute (1 mile) drive from the property.





# ABOUT US

Rafferty & Pickard represent homes across London and the South East, from city centre apartments to elegant country houses.

Every property is showcased with cinematic video, striking photography and the latest marketing technology.

Clients benefit from a highly personal, seamless experience from launch to completion.

# CONTACT US

**John-Paul Rafferty** FNAEA MARLA Assoc RICS  
john@raffertyandpickard.co.uk

**Paul Pickard** MNAEA  
paul@raffertyandpickard.co.uk

Lime Tree House  
15 Lime Tree Walk  
Sevenoaks  
TN13 1YH

**T:** 01732 905499  
**E:** homes@raffertyandpickard.co.uk  
**W:** raffertyandpickard.co.uk

naea | propertymark

PROTECTED

**PRS** Property  
Redress  
Scheme

