



COASTAL PROPERTIES

**1
Royal
Crescent**



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Agents

Established 100 years



"... views down the Kent coast to the Goodwin Sands and France"



1 Royal Crescent St Augustine's Road, Ramsgate, Kent CT11 9PD

A substantial property situated in a superb location overlooking Ramsgate Harbour with views down the Kent coast to the Goodwin Sands and France.

Distances

- Broadstairs 3 miles
- Dover 30 minutes
- Sandwich 8 miles
- Deal 13 miles
- London 76 minutes
(By HST from Ramsgate)
- Channel Tunnel 25 miles

Times & distances are
approximate.





1 Royal Crescent is a south facing, substantial property comprising a five floor maisonette situated in a superb location overlooking Ramsgate Harbour with views down the Kent coast to the Goodwin Sands and France. The property, which is a Grade II Listed building, has been extensively modernised and renovated by the present owner to now provide a spacious and well appointed home offering versatile accommodation. Features include sympathetic décor throughout, moulded cornices, ceiling roses, moulded architraves, ragged décor, imaginative use of lighting, shutters to windows and stripped wooden floors.

Just 76 minutes from London St. Pancras by Hi-speed rail, Ramsgate offers a choice of shops, schools and other amenities and is convenient to Broadstairs, Margate and nearby historic Sandwich. Canterbury, the award winning town of Deal with its Georgian seafront and the Channel ports are all within easy reach whilst the area offers a range of recreational amenities including superb blue flag beaches, a choice of Championship golf links and excellent boating, fishing and sailing.

Accommodation comprising:

GROUND FLOOR

Hardwood double doors open to an **Entrance Vestibule** leading to an imposing **Entrance Hall** with a magnificent staircase with display niches and alcoves leading to:

FIRST FLOOR

Landing. Living Room With 3 pairs of french windows opening on to the **Balcony**. Open fireplace with stone hearth and attractive surround. **Kitchen** Fitted in matching units with oak worktops comprising;- porcelain 1.5 bowl single drainer sink set in full width L-shaped worktop with drawers, cupboards, dishwasher, washing machine and wine cooler under and



Summary

- Stunning stairwell
- Living Room
- Balcony
- Well equipped Kitchen
- Principal Bedroom Suite
- 4 further Bedrooms
- Bathroom
- Shower Room
- Allocated parking
- Communal Gardens



range of wall cupboards over. 8-burner range cooker with extractor hood over and fitted worktops to either side with built-in cupboards under. Bay window with fitted window seat and door to **Balcony**.

The staircase leads to:

SECOND FLOOR

Landing. The whole of the second floor comprises the **Principal Bedroom Suite** comprising: **Bedroom 1** 3 sash windows with spectacular southerly views towards France. A magnificent room with 2 art deco fireplaces, built-in wardrobe cupboards and ball-and-claw

bath with mixer taps and hand shower on a raised platform with a chrome ladder towel rail. Communicating door to **Dressing Room**. **Shower Room** Fully tiled floor, walk-in shower, twin wash handbasins, close coupled w.c. and chrome ladder towel rail.

The staircase continues to:

THIRD FLOOR

Landing. Bedroom 2 3 sash windows, 2 art deco fireplaces, built-in wardrobe cupboard and built-in linen cupboard. **Bedroom 3 (rear)** Art deco fireplace. **Bathroom** Tiled walls, tiled floor, deep panelled bath with mixer taps and

hand shower, wash hand basin, close coupled w.c., chrome ladder towel rail.

A further staircase leads to:

FOURTH FLOOR

Landing. Bedroom 4 With 2 dormer windows overlooking the sea, deep built-in wardrobe cupboard. **Bedroom 5** Further double with 2 dormer windows and exposed brick wall feature. **Shower Room** Tiled walls, tiled floor, walk-in shower with drench shower and hand shower, wash handbasin, close coupled w.c.

OUTSIDE

There are 2 allocated **Parking Spaces** on the forecourt to the side of the property and communal gardens in front of the Crescent which run down to Westcliffe Promenade.

GENERAL INFORMATION

Tenure: Leasehold

Services: All mains services connected. Gas fired central heating.

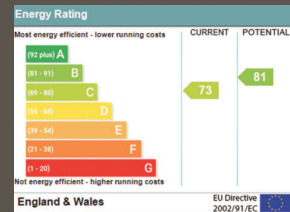
Local Authority:

Thanet District Council
Tel: 01843 577000.

Council Tax: Band E

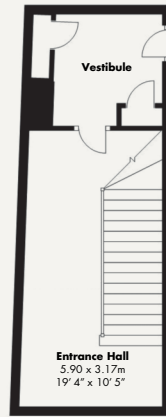
£2,384.38 per annum 2020/21

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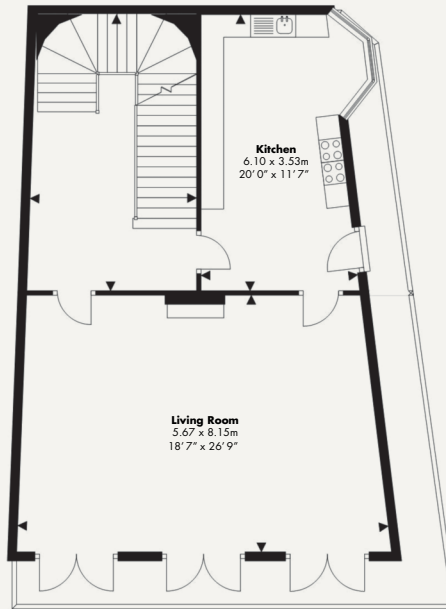


EPC

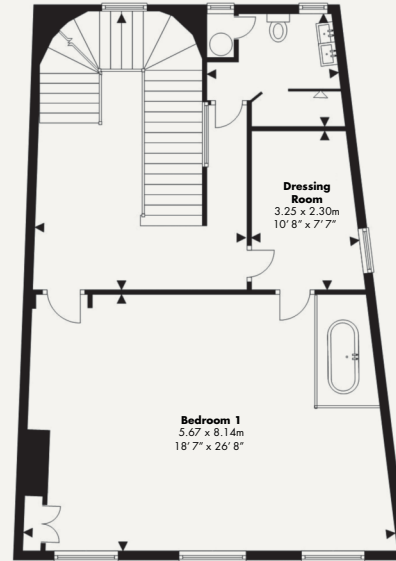
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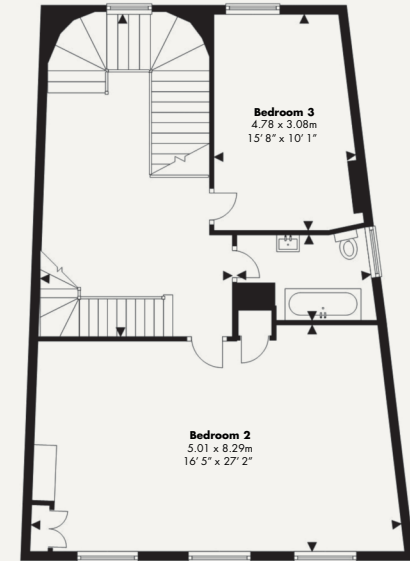
Ground Floor



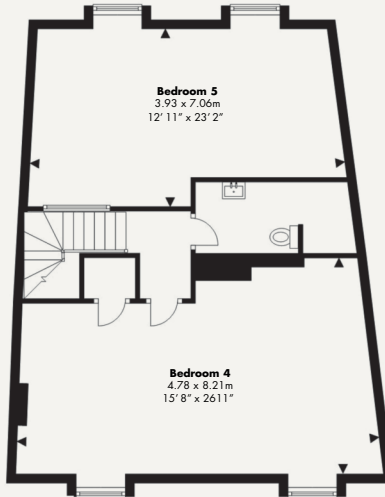
First Floor



Second Floor



Third Floor



Fourth Floor

Total Area (As per EPC)
Approx. 360.9 sq. metres
(3885.0 sq. feet)



Important Notice: Bright & Bright, their clients and any joint agents advise that:- **1:** These particulars are for guidance only and although intended to give a fair description of the property any measurements, dimensions, distances, orientations or other statements should not be relied upon as fact. **2:** Appliances, services, central heating and any other equipment mentioned have not been tested and purchasers must satisfy themselves through their own enquiries or investigations. **3:** Bright & Bright and their staff are not authorised to make or give any representations or warranties in relation to the property either on their own behalf or on behalf of their client or otherwise. **4:** Purchasers should satisfy themselves that the property has all necessary planning consents, building regulation approval or any other necessary consents. **5:** These particulars do not constitute part of any offer or contract.

Viewing **STRICTLY BY PRIOR APPOINTMENT WITH BRIGHT & BRIGHT ESTATE AGENTS**

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