

INIGO



Wellington Crescent

RAMSGATE, KENT

£220,000 SHARE OF FREEHOLD

Located on the second storey of a townhouse within Ramsgate's Grade II-listed Wellington Crescent, this one-bedroom apartment has breathtaking views over the English Channel. Its interior spaces have been sensitively renovated by the apartment's current owners, who have implemented a number of subtle interventions that enhance the home's Regency bones. Ramsgate's train station is a short walk away and runs services to London in under 75 minutes, making this both a brilliant bolthole or a soothing year-round retreat.

Setting the Scene

Ramsgate developed into the town it is today following the completion of its harbour in around 1850. This bolstered its reputation as a popular seaside resort, with a plethora of hotels and restaurants and a long promenade. Ramsgate's resort status was also helped by early royal patronage, Princess Victoria having favoured the historic Albion House hotel. Of the town, Vincent Van Gogh - who lived in Ramsgate in 1876 - said that: "This town has something very singular, one notices the sea in everything."

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Built between 1817 and 1824, Wellington Crescent received Grade II-listed status for its Regency era construction and was noted in Collard and Hurst's 1822 map of Ramsgate. Its part-rendered, part-stock-brick frontage is characterised by a Doric colonnade and tall windows. A slate roof crowns the building, and ironwork railings add ornate visual detailing. Inside, the house retains its sweeping period proportions that, particularly in the south-east-facing living room, are filled with an ethereal coastal light.

The Grand Tour

Entered via the recently redecorated communal hallway, the apartment is located on the second floor. A staircase passed a beautiful stained-glass window on the ascent to the apartment, scattering a beautiful glow across the original mahogany stair rail.

The front reception room is lit by three large sash windows with uninterrupted sea views. A pared-back green palette by Little Greene contrasts with the black cast-iron fireplace set within a bullseye surround and the matching cast-iron radiators.

A kitchen shares the ample living space, with shaker-style cabinetry and a quartz worktop running along its back wall. Appliances, including a dishwasher, fridge-freezer, oven and hob have been neatly integrated. The room is wonderfully versatile and has been configured to accommodate separate dining and relaxing zones. Sable-coloured Sisal carpet runs underfoot here and throughout – a subtle nod to the sandy stretch of coastline outside.

The apartment's generous bedroom lies to the rear of the plan, with a six-over-six sash window and built-in wardrobe. Nestled between the living room and bedroom is the bathroom, which has marble floor and wall tiles and a walk-in shower. The doors have retained their original furniture and locks.

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Out and About

Ramsgate has a delightful variety of independent shops, restaurants and cafés within walking distance of the house. It is less than 10 minutes on foot to the historic harbour for wonderful fresh fish as well as the Union Café, which serves as a yoga studio and an excellent spot for lunch. A nearby boutique hotel, The Falstaff, runs a locally-beloved coffee shop and deli on Addington Street. This street has a number of independent retailers and vintage boutiques, including some wonderful antique furniture dealers such as Paraphernalia. Other local favourites include Flavours by Kumar and the Dining Rooms at Albion House. Located at the end of the harbour arm, sundowners are a must at Royal Harbour Brasserie, while enjoying the fabulous sea views.

The apartment's setting on the Kent coastal path means it is possible to walk along the promenade to Margate and beyond or stroll along the endless sandy beaches when the tide is low. Pegwell Nature Reserve is also an excellent place for a relaxing walk. There is plenty to do within the town, including visiting the Victorian tunnel system or going to one of the many art galleries that have opened on the other side of the harbour. Ramsgate Festival of Sound, in late August, turns the town into a buzzing hub.

It's under an hour's walk along the coast to Broadstairs, which has enjoyed a palpable resurgence in recent years. Nearby Margate is home to the internationally renowned Turner Contemporary art gallery, along with the restored Dreamland amusement park. Head towards Sandwich, about eight miles south, to check out Delf Farm Shop for locally grown produce and Updown Farmhouse for a luxurious staycation or gourmet meal (or both). Both are accessible by car in less than 20 minutes. Only a few minutes further is The Dog at Wingham, a gastropub and boutique hotel.

Ramsgate is well connected to the rest of Thanet by train and road, meaning that the towns of Margate, Deal and Canterbury can all be accessed in under 30 minutes. Wellington Crescent is just over a one-mile walk from Ramsgate Station, which runs fast direct services to London St Pancras in approximately 75 minutes. The Channel Tunnel is easily reached at Folkestone.

Tenure: Share of Freehold

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Lease Length: Approx. 900 years remaining

Service Charge: Approx £1,000 p/a

Ground Rent: N/A

Council Tax Band: B

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.