

THE MODERN HOUSE



Ramsgate, Kent
Sold

Royal Crescent II

Occupying the voluminous Georgian spaces of two townhouses in Royal Crescent on Ramsgate's beautiful seafront, is this exceptional series of nine apartments, recently completed to an immaculate design by Fleet Architects. Set behind communal gardens with uninterrupted sea views, the apartments range from 800 sq ft to over 1,800 sq ft, each sensitively designed to work within the building's stunning period proportions.

Royal Crescent is Grade-II listed and sits proudly on Ramsgate's West Cliff, a short walk from the beach, harbour and the charming Georgian town centre. Trains run from the station to London St Pancras in just over an hour and Ramsgate makes a wonderful base from which to explore the historic Kent coast.

THE MODERN HOUSE



*South-East England
Sold*

Royal Crescent II

Fleet Architects oversaw, with exacting care, the restoration and conversion of these elegant 1820s Mary Townley-designed townhouses that form the western end of the crescent. Their design places an emphasis on volume and light guided by soaring ceilings, vast internal lightwells and south-facing floor-to-ceiling sash windows that draw light throughout the day and frame the wide sea views.

There are five three-bedroom apartments and four two-bedroom apartments, two of which are new additions to the building and have large west-facing terraces at the rear. Each home is unique and has been artfully designed by the architects using a soft palette of oak joinery in the kitchens, solid-brass details, handmade ceramic and terracotta tiles, and warm-hued solid-oak woodblock flooring throughout the living spaces. Four of the sea-facing apartments have wood-burning stoves by Charnwood to warm the elegant living rooms and Carrara quartz-topped kitchen island units. The bathrooms in every apartment have honed alpina marble flooring, brass trims and lighting by Flos.

Ramsgate is known for its unparalleled Georgian seaside architecture, of which neighbouring Spencer Square is an elegant example and also home to a tennis club. Royal Crescent is one of few sea-facing period terraces in Ramsgate.

Directly adjacent is The Grange, designed by Augustus Pugin for himself. It is a short walk to the historic harbour for wonderful fresh fish and new cafes including Archive Homestore. Addington Street has some wonderful antique furniture dealers, including Paraphernalia and Aitch. The Falstaff Hotel also runs a locally-loved coffee shop and deli on the street.

There are plenty of good Kentish pubs nearby. The Ravensgate Arms is excellent and its owners have recently opened an outpost at The Boating Pool. Other local favourites include The Modern Boulangerie for pastries, The Royal Albion Hotel for a drink, House and Simply Danish for antique homeware and Potters for plants and accessories.

Ramsgate has wide sandy beaches, that sit below the promenade and cliff-top walks that lead along the Kent coast. It's under an hour's walk to Broadstairs, which has enjoyed a palpable resurgence in recent years. The town has a thriving community of independent shops and restaurants including Wyatt and Jones, which features in the Michelin guide as a specialist in locally sourced seafood, and The Funicular Coffee Shop built into the old ticket office of a long-decommissioned clifftop funicular. The old town itself remains a haven of antique shops, cafes and Morelli's ice-cream parlour is a wonderfully over-the-top institution on the sea-front.

Nearby Margate is experiencing an exciting period of change, and is home to the internationally renowned Turner Contemporary art gallery along with the recently-restored Dreamland.

THE MODERN HOUSE



South-East England
Sold

Royal Crescent II

Royal Crescent is a one-mile walk from Ramsgate Station, which runs fast direct services to London St Pancras in approximately 75 minutes. There are good road links to London, historic Canterbury and the rest of Kent via the motorway network. The Eurostar is easily reached at Folkestone.

Photography above shows Apartment 3. Fittings and finishes will be carried through across the apartments in Royal Crescent.

Furniture pictured was sourced from Simply Danish in Ramsgate.

Tenure: Leasehold Lease Length: approx. 125 years from November 2020. Service Charge: approx. £955 – £2,345 per annum (dependent on internal sq ft), including buildings insurance, repairs to shared areas and exteriors, cleaning services, bike store and sinking fund. Ground Rent: £250 per annum

THE MODERN HOUSE



About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.