



## Courtstairs Manor

**£400,000**

2 bedroom apartment for sale | Share of Freehold

(PLEASE NOTE DUE TO PHONE LINE SERVICING WE HAVE A TEMPORARY NUMBER LISTED ONLINE, THEREFORE PLEASE ENQUIRE THROUGH THE PORTAL IN THE FIRST INSTANCE.....)

Courtstairs Manor is more than just another development. This meticulous, thoughtfully considered, and sympathetic restoration of a unique landmark enjoys a sensational seascape setting within the area of Pegwell Bay National Nature Reserve, a highly prized residential point on the Kent coast.

The main building has been converted into just seven apartments, all unique in style and size, and each with a charm of its own.

Seven new houses flank the manor with a mews on either side. To the right, a sizeable semi-detached pair; to the left, a terrace of five. Every home is unique in design, with floor plans that make the most of the sea views, and all are built to withstand the weather that coastal life can throw at them. Any would make a fine family home or perfect weekend retreat to escape and recharge.

Apartment seven at Courtstairs Manor has a different feeling to it. This fabulous space is completely self contained with a cottage-like feel and its own front door. This ground floor space has two double bedrooms, two bathrooms and an open plan reception space that totals up to around 716 sq ft. A private terrace of around 163 sq ft is accessed from the living area and overlooks the leafy communal space and Pegwell Bay just beyond.

Constructed in 1875, Courtstairs Manor served as a family home until its conversion to an exhibition and wedding venue in later years. The developers have taken mammoth steps to preserve its gothic style both inside and out, with intricate attention to detail by highly skilled, specialist trades. New life has been breathed into the warm red brickwork and period architectural features, while every window has been crafted from scratch using Accoya, a long-lasting, hardy wood suited to a sometimes unforgiving environment.

This lengthy and painstaking project really is a “no expense spared” scheme.

The imposing entrance gate glides open to reveal beautifully manicured grounds centred around an ornate fountain. The newly designed and installed car park offers two allocated spaces per property, each with its own private EV charging point.

The social scene across the Kent coastline is constantly evolving, and it's all very easy to access. The list of night and daytime haunts is an ever-expanding array of cool coffee shops, gastro pubs, specialist restaurants and artisan bakeries which sit alongside the long-term traditional retailers, antique emporiums and independent seafood merchants.

Ramsgate, with its royal harbour and diverse mix of arts crowd, yachters and seasonal visitors, is around 15 mins on foot along the esplanade. En route, grab a coffee at The Boating Pool, a former Victorian lido that's now home to two cafes, live music and pedalos.

Length of lease:

APARTMENTS: 999

HOUSES: N/A Freehold

Annual ground rent:

APARTMENTS: £100 p/a

HOUSES N/A

Ground rent review period:

APARTMENTS: Doubling every 25 years for the first 100 years

HOUSES: N/A

Annual service charge: Estimates for Year One

APARTMENTS: Approximately £1600-£2000 p/a

HOUSES: Estate Charge of Approximately £200 p/a

Service charge review period:

APARTMENTS: Annually

HOUSES: Estate Charge Annually

Council tax band: TBC

Tenure: Share of Freehold (999 years)

Ground Rent: £100 per year (reviewed every 25 years)

Ground rent review period:

APARTMENTS: Doubling every 25 years for the first 100 years

Annual service charge: Estimates for Year One

APARTMENTS: Approximately £1600-£2000 p/a

Service charge review period:

APARTMENTS: Annually



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. . Where the property has been extended/converted, planning/building regulation consents. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

# Courtstairs Manor, CT11

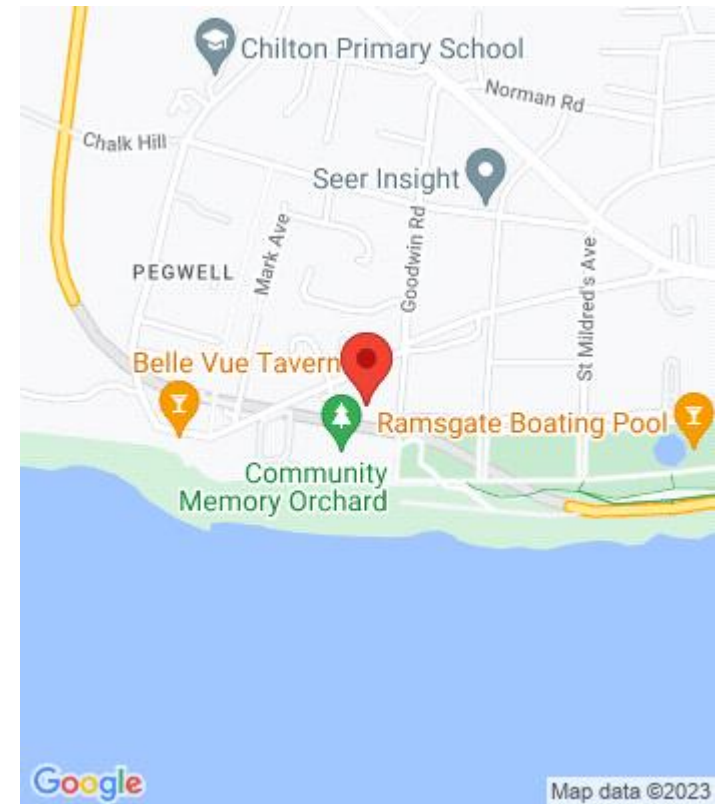
Approx. Gross Internal Area 732 Sq Ft - 68.00 Sq M  
 Approx. Gross Terrace Area 181 Sq Ft - 16.81 Sq M



**Ground Floor**  
 Floor Area 732 Sq Ft - 68.00 Sq M



Measured according to RICS 9th/12. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
 lpaplus.com  
 dt: 11/1/2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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