



Courtstairs Manor, Ramsgate

£725,000

NEW BUILD | 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.....)

Indulge in the epitome of coastal living with this one-of-a-kind seaside semi-detached home, nestled within the exclusive gated development of Courtstairs. This remarkable property is designed to harmonize with its breath-taking surroundings, offering a lifestyle driven by the beauty of nature and the allure of the bay.

Prepare to be captivated by the unique features that set this home apart. With its elevated three-floor living arrangement, first-floor terraces, and ground-floor decks, you'll have a front-row seat to witness stunning sunrises and sunsets that have the power to redefine and rebalance your life. The bay serves as your ever-changing vista, providing a constant source of inspiration and tranquillity.

As you step inside, a spacious foyer welcomes you on the ground level of this three-storey house. The largest of the three double bedrooms opens onto a generously sized south-facing deck, offering an idyllic spot to soak up the sun and admire the meadow below. The remaining two double bedrooms, neutrally decorated and finished with high-quality carpeting, exemplify the meticulous attention to detail throughout this extraordinary home. No expense has been spared, ensuring a level of luxury that exceeds expectations. A walk-in shower room and a family bathroom on this floor further enhance the convenience and comfort of everyday living.

Ascending to the first floor, you'll discover the heart of the home—the living room seamlessly integrated with an open-plan kitchen that will leave you in awe. Every detail has been thoughtfully curated to create a space that is not only visually stunning but also functional. The solid flooring exudes elegance and spaciousness, almost resembling a dance floor. However, the true highlight lies in the bi-fold doors that open fully, revealing a vast raised terrace overlooking the meadow and the distant sea. With such captivating views, you may find it tempting to simply stay home and revel in the beauty of your surroundings. Additionally, another convenient feature awaits—a separate WC and utility area that further enhances the enjoyment of the living space.

On the top floor, the main bedroom awaits, offering a sanctuary of luxury and tranquillity. A Juliet Balcony beckons you to soak in the panoramic views that stretch before you, while the high-specification bathroom showcases stunning fixtures and fittings, exemplifying the commitment to exceptional quality throughout the property.

In summary, this lifestyle-driven property redefines coastal living. With its unique design, captivating views, and meticulous attention to detail, it offers a rare opportunity to embrace the beauty of the seaside. The elevated living arrangement, multiple terraces and decks, and thoughtfully crafted living spaces provide an unrivalled setting for creating memories and immersing oneself in the splendor of the bay. Prepare to embark on a journey of luxury and serenity in this remarkable seaside home.

Be the envy of all your friends with this exceptional house that's the only one left on this exclusive development so get in quick

In case you didn't know.....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.

*PLEASE NOTE SOME EXTERIOR IMAGES ARE FOR MARKETING PURPOSES ONLY

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

Council Tax Band: F (Thanet)

Tenure: Freehold

HOUSES: Estate Charge of Approximately £200 p/a



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.



2ND FLOOR
APPROX. FLOOR
AREA 35.7 SQ.M.
(385 SQ.FT.)

TOTAL APPROX. FLOOR AREA 146.1 SQ.M. (1573 SQ.FT.)

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Made with SketchUp (2022)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.