



8 Brockenhurst Road
Ramsgate | Kent | CT11 8ED

 FINE & COUNTRY

Step inside

8 Brockenhurst Road

Set along the desirable Brockenhurst Road in the heart of Ramsgate, this elegant four bedroom Victorian residence blends timeless character with contemporary comfort, offering a refined lifestyle just moments from the town's vibrant seafront and amenities. Behind its attractive façade lies a beautifully arranged property over 4 floors that has been sensitively restored whilst retaining many original features, including fireplaces, skirtings, cornicing, doors and floors. A home for both sophisticated entertaining and relaxed everyday living with sea views to the front and rear.

From the porch you enter via a beautiful stained glass original door into a welcoming hall with original Terrazzo floor, that leads into a sequence of well proportioned reception spaces, beginning with a distinguished lounge that exudes warmth and charm. High ceilings, beautiful wooden floorboards, natural light and an inviting ambience make it the perfect setting for unwinding or hosting guests. This delightful room also benefits from a charming feature fireplace, large bay window and cornicing, befitting of a property from its era.

Adjacent sits the formal dining room, a graceful space with a feature fireplace, ideal for intimate dinners or celebratory gatherings, with ample room for statement furnishings and curated décor. A characteristic French door/window takes you to the lovely walled rear garden.

At the heart of the home is a large kitchen breakfast room, thoughtfully designed to balance style and practicality. With under floor heating, this expansive culinary space offers generous work surfaces, room for a family dining area, and the perfect backdrop for both casual meals and weekend entertaining. Its scale and layout make it a true centrepiece of the property. With double aspect bifold doors to the garden, you can really bring the outside, inside, which is especially nice in the summer months.

The first floor and second floors are accessed via beautiful staircases with original balustrades and handrails. Here you will find four well appointed bedrooms, each with a feature fireplace, all with their own character and flexibility, and 3 of which have beautiful sea views. Whether used as luxurious sleeping quarters, guest rooms, or dedicated workspaces, they provide comfort, privacy and versatility for modern living. The principal and second bedroom have large fitted wardrobes providing plenty of storage, whilst bedroom two also has a fabulous balcony enhancing the already delightful sea view. A rare and highly convenient feature of the first floor is the utility room, an intelligent use of space that enhances the home's functionality without compromising its elegance.

The home includes two generous contemporary bathrooms, each finished to a high standard. Thoughtfully designed with quality fittings, both have free standing bathtubs, large walk in showers and under floor heating, providing a spa-like experience that ensures convenience for family and guests alike.

To the rear, an enclosed courtyard garden offers a peaceful outdoor retreat - a sun trap, perfect for morning coffee and alfresco dining. Its low maintenance design makes it an ideal sanctuary for those seeking privacy and tranquillity without the upkeep of a larger garden.











Seller Insight

“ From the moment you we first saw this house, it became clear why this address is so coveted. Set within one of Ramsgate's most characterful residential pockets, the location offers a rare blend of tranquillity, convenience and coastal charm - qualities that make living here feel effortlessly elevated.

Brockenhurst Road is a quiet, well kept street lined with attractive period homes, creating a sense of calm and exclusivity. It's the kind of place where neighbours greet one another. During lockdown, we all clapped the NHS from our balconies and used it as an opportunity to check in on each other and socialise. For anyone seeking a refined, settled environment, this location delivers beautifully.

Despite its peaceful feel, the property sits just a short distance from the town's most desirable amenities. The elegant Georgian architecture, boutique shops and independent cafés of Ramsgate town centre are all within easy reach, offering a lifestyle that blends convenience with culture.

The iconic Royal Harbour, the only Royal Harbour in the UK is close enough to enjoy spontaneously, whether for a morning coffee overlooking the marina or an evening meal by the water. Its Mediterranean style atmosphere is one of Ramsgate's greatest luxuries. We often walk down, have a nice meal and a bottle of wine before strolling home along the clifftop.

Living here means the coastline becomes part of your daily rhythm. The sandy expanses of Ramsgate Main Sands are nearby, perfect for morning walks, weekend relaxation or simply enjoying the ever changing sea views. The area's coastal paths and clifftop walks offer a sense of escape that's hard to match.

For commuters or those who enjoy easy travel, the location is exceptionally well placed. Ramsgate station provides high speed links to London St Pancras, making the journey in around 75 minutes. Local bus routes and road connections ensure seamless access across Thanet and beyond.

From well regarded schools to supermarkets, leisure facilities and green spaces, everything you need is close at hand. Yet the street retains a sense of privacy and calm that feels increasingly rare. It's a location that supports both a relaxed lifestyle and the demands of modern living.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Travel

By Road:	
Ramsgate Station	1.2 miles
Dover Docks	21.4 miles
Gatwick Airport	84.5 miles
Channel Tunnel	27.7miles
Charing Cross	79.6 miles
Canterbury	18.7miles

By Train from Ramsgate	
High-Speed St. Pancras	1hr 16mins
High Speed Ashford International	36 mins
London Charing Cross	1 hr 54 mins
London Victoria	1hr 40mins

Leisure Clubs & Facilities

St Augustine Golf Club	01843 590333
Stonelees Golf Centre	01843 823133
Manston Golf Centre	01843 590005
Ramsgate Bowls Club	01843 594940
Ramsgate Croquet Club	01843 588878
Royal Temple Yacht Club	01843 591766
Ramsgate Leisure Centre	03333 660661

Healthcare

East Cliff Practice	01843 855800
The Grange Practice	01843 572740
Dr Adam Akyd & Partners	01843 595951
Dr M D Cardwell	0300 0427007
QEQM Hospital, Margate	01843 225544

Education

Primary Schools:	
Holy Trinity Primary	01843 860744
Newlands Primary	01843 593086
Chilton Primary	01843 597695
Wellesley Hadden Dene	01843 862991
St. Lawrence Junior	01843 587666

Secondary Schools:	
Chatham and Clarendon Grammar, Ramsgate	01843 591075
Dane Park, Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666

Entertainment

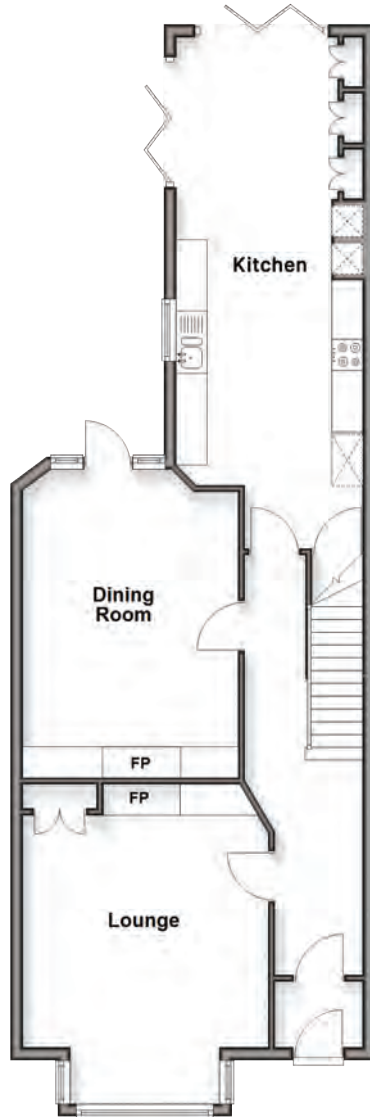
Granville Theatre, Ramsgate	01843 591750
San Clu	01843 592345
Vue Cinema Complex and Casino	01843 579999
Winter Gardens Theatre, Margate	01843 292795
Sarah Thorne Theatre, Broadstairs	01843 863701
Bon Appetit	01843 852750
La Magnolia	01843 580477

Local Attractions / Landmarks

King George VI Memorial Park	
Royal Harbour and Marina	
Dreamland Amusement Park	01843 295887
Turner Contemporary Gallery, Margate	01843 233000
Hornby Visitor Centre, Westwood	01843 233524
Dickens House Museum, Broadstairs	01843 863453
Westwood Cross Shopping Centre	
Pegwell Nature Reserve	

Ground Floor

Approx. 73.5 sq. metres (790.9 sq. feet)



Basement

Approx. 17.2 sq. metres (184.7 sq. feet)



First Floor

Approx. 69.7 sq. metres (750.8 sq. feet)



Second Floor

Approx. 55.5 sq. metres (597.3 sq. feet) (excluding Balcony)



SPLIT LEVEL GROUND FLOOR

Porch	
Hall	
Sitting Room	16'0 x 12'9 (4.88m x 3.89m)
Dining Room	15'4 (4.68m) narrowing to 12'9 (3.89m) x 11'2 (3.41m)
Kitchen/Breakfast Room	26'0 (7.93m) narrowing to 22'4 (6.81m) x 9'8 (2.95m)

BASEMENT

Cellar	15'3 (4.65m) x 6'8 (2.03m) narrowing to 5'7 (1.70m)
Cellar Store Room	16'8 x 3'2 (5.08m x 0.97m)

SPLIT LEVEL FIRST FLOOR

Landing	
Utility Room	
Bath/Shower Room	10'0 (3.05m) narrowing to 7'3 (2.21m) x 9'6 (2.90m)
Cloakroom	
Bedroom 3	12'9 x 11'2 (3.89m x 3.41m)
Bedroom 1	17'8 (5.39m) x 17'0 into bay (5.19m) narrowing to 14'3 (4.35m)

SPLIT LEVEL SECOND FLOOR

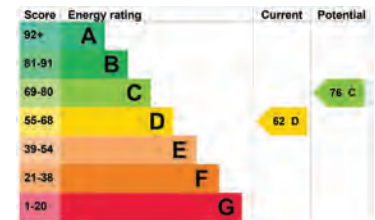
Landing	
Bath/Shower Room	12'2 x 9'6 (3.71m x 2.90m)
Bedroom 4	12'5 (3.79m) narrowing to 10'9 (3.28m) x 11'1 (3.38m)
Bedroom 2	15'6 up to fitted wardrobes (4.73m) x 12'9 into bay (3.89m) narrowing to 12'7 (3.84m)

Balcony

OUTSIDE

Rear Garden
Front Garden

Council Tax Band: D
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed: 03.06.2026



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