



11 The Sail, Ramsgate, CT11 8LG
£495,000



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An exceptional opportunity to acquire a luxury two-bedroom apartment within the landmark Royal Sands Ramsgate development, situated just 10 yards from the beach with uninterrupted views across the English Channel. Designed and built by Blueberry Homes, this residence at The Sail offers 957 sq ft of refined coastal living—among the largest two-bedroom layouts available in the development. The apartment features a beautifully appointed open-plan living space with direct access to a full-width private terrace from both the living area and principal bedroom. Interiors are crafted to the highest specification, with bespoke kitchen and bathrooms by Smallbone of Devizes and a full suite of Siemens appliances including a double oven, induction hob, fridge-freezer, and dishwasher. Underfloor heating in both the main bathroom and en-suite enhances the luxury feel, while triple glazing, an advanced air filtration system, video intercom, and recently installed external CCTV provide comfort, energy efficiency, and security.

With a 996-year lease, no ground rent payable, and a 2025 service charge of £1,500, the apartment also benefits from a secure, gated parking space fitted with a private barrier. The building is EPC rated B.

Royal Sands is more than a residential development—it's a reimagined coastal community with future hotel, leisure, and retail offerings along a beachside promenade. Located in Ramsgate, recently named one of the UK's most sought-after seaside towns, this apartment combines world-class sea views with long-term investment potential and an unmatched quality of life.

Description

Living/Dining Room
12'11 x 17'3

Kitchen
12' x 9'5

Bedroom 1
10' x 14'6

Bedroom 2
8'8 x 14'11

Bathroom
7'11 x 6'7

En Suite
4'4 x 7'6

Tenure Leasehold 996 Remaining

Service Charge £1500

EPC Rating B

Council Tax Band E

Location

Royal Sands Ramsgate – Coastal Living with City Connections

Set just 10 yards from the shoreline, Royal Sands Ramsgate offers a rare blend of luxurious seaside living and exceptional access to London. With high-speed rail links reaching London St Pancras in just over an hour, residents enjoy the best of both worlds—tranquil coastal life with the convenience of a city commute.

The development is part of Ramsgate's exciting transformation into a premier lifestyle destination, with future plans for a boutique hotel, beachfront promenade, leisure spaces, and retail on-site. Excellent road links via the M2/M20, proximity to Dover, and the forthcoming reopening of Manston Airport further enhance national and international connectivity.

Whether as a full-time residence or weekend escape, Royal Sands combines uninterrupted sea views, modern design, and urban accessibility—making it one of the most desirable addresses on the Kent coast.

Agents Notes

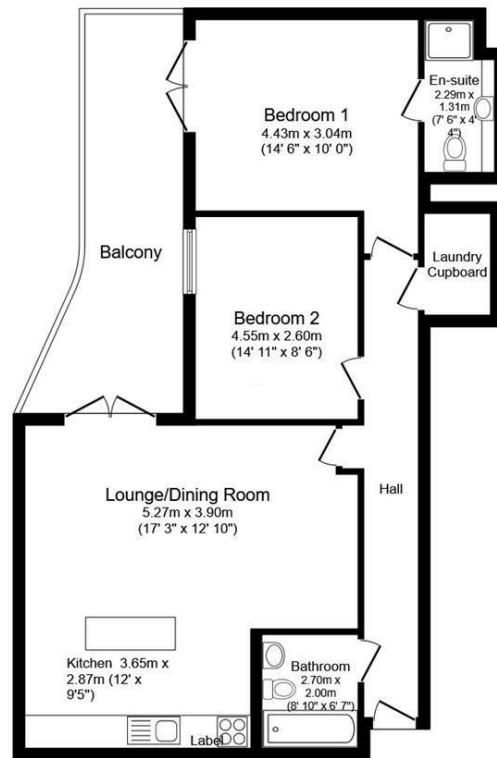
Agents Notes:

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2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
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5. Zest Homes holds the copyright to all advertising material used to market this property.
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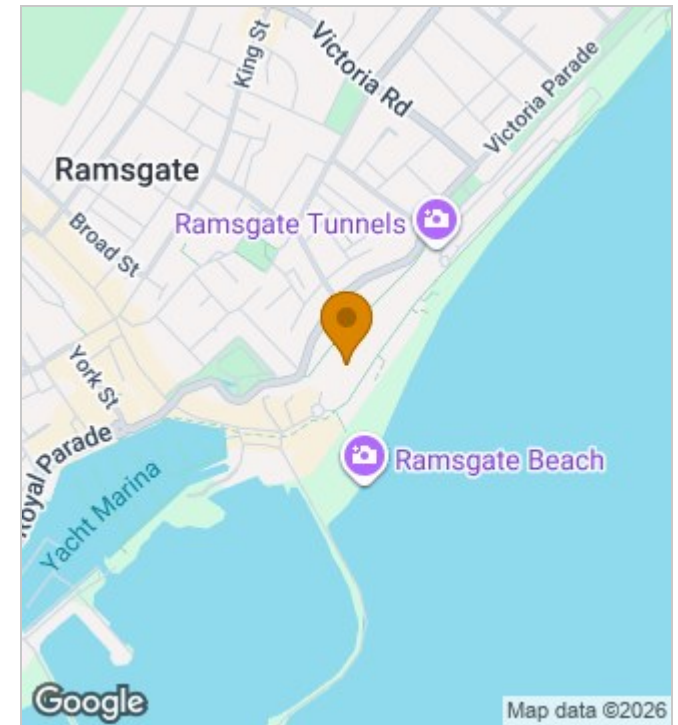
Floorplan Clause

Please Note: Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

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www.zesthomes.uk

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