





## FLAT 2, 12 MARINE GARDENS, MARGATE, CT9 1UN

£300,000

- Grade II Listed apartment full of character and period charm
- Newly refurbished with stylish, modern interiors throughout
- Uninterrupted sea views over Margate Main Sands from a prime position
- Located in Marine Gardens, one of Margate's most iconic settings
- Moments from Turner Contemporary and Margate's vibrant art scene
- Surrounded by independent cafés, boutiques, and galleries in the Old Town
  - Close to the retro charm of Dreamland and the buzzing seafront promenade
- Only 0.4 miles from Margate train station – direct links to London in under 90 minutes
- Offered with the remainder of a 999-year lease, no ground rent and estimated annual service charge of £1500
- A perfect seafront home, weekend retreat, or investment opportunity









## ABOUT THIS HOME

\*\* OPEN DAY Saturday 21/06/25, 11am - 12pm. Register via email or phone \*\*

A Beautifully Refurbished Grade II Listed Apartment with Unrivalled Sea Views in the Heart of Margate

Set within the iconic Marine Gdns, this newly refurbished apartment offers a rare opportunity to own a piece of Margate's architectural heritage — with direct, uninterrupted views across the golden sands of Margate Main Sands.

Located in a prominent seafront position, this elegant Grade II Listed home perfectly balances period charm with contemporary finishes. High ceilings, large sash windows, and refined detailing nod to its historic roots, while a stylish modern refurbishment ensures comfortable coastal living.

Right in the heart of the action, you'll find yourself just steps from Margate's buzzing Old Town, Turner Contemporary, and a host of independent cafés, restaurants, and galleries.

Offered with the remainder of a 999-year lease, this is a prime seafront home or investment with enduring appeal.

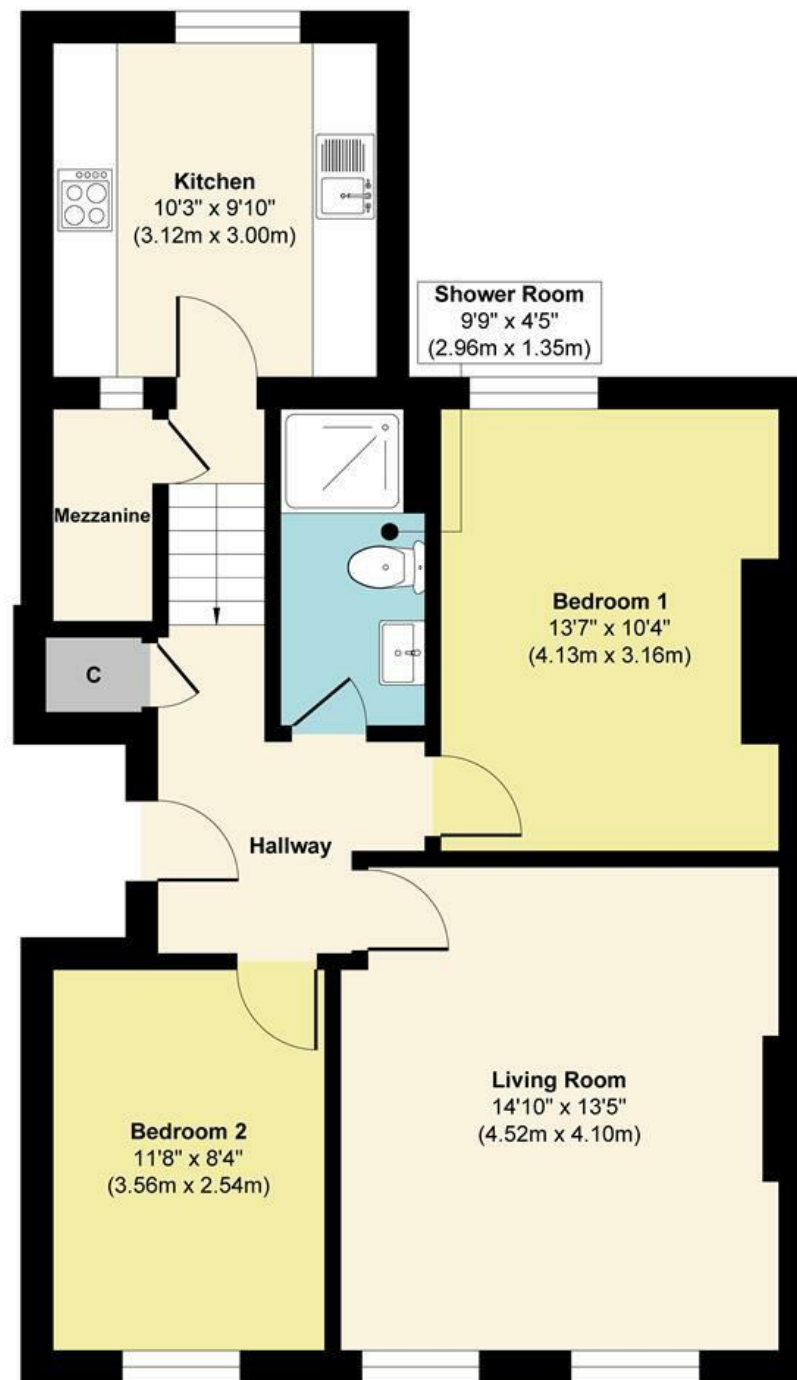


An aerial photograph of a coastal town and beach. The foreground shows a dense residential area with various buildings, including a prominent blue building. A road runs along the beachfront. The middle ground features a wide, sandy beach with a few people and a small structure. The background shows the ocean under a blue sky with scattered white clouds. A large, semi-transparent circular overlay is positioned on the right side of the image, containing text.

## OWNERS COMMENTS

- Grade II Listed
- Remainder of 999 year lease
- Estimated Service Charge £1500 per year
- No Ground Rent
- Potential to invest in purchase of Freehold
- Telephone entry system
- No Energy Certificate provided as Listed Building
- Council tax not yet rated by Valuation Office





Flat 2

**Approx. Gross Internal Floor Area 729 sq. ft / 67.81 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## ABOUT THE AREA

With its golden sandy beaches and the rhythmic melody of waves, Margate invites you to bask in the timeless beauty of the sea. The iconic Dreamland, a vintage amusement park, adds a touch of nostalgia to the lively promenade.

As you wander through Margate's streets, you'll discover a blend of historic architecture and contemporary creativity. The town has become a haven for artists and enthusiasts, with galleries and studios tucked away in unexpected corners. The Turner Contemporary, a cutting-edge art gallery, stands as both a cultural landmark and a testament to Margate's commitment to the arts.

Quaint cafes, independent boutiques, and eclectic shops line the streets, offering a delightful mix of treasures waiting to be uncovered. Whether you're indulging in local seafood delicacies or sipping coffee in a sunlit courtyard, Margate's culinary scene reflects its diverse and welcoming spirit.

For commuting options and trips to the capital, Margate train station is just 0.4 miles away with trains to London St Pancras in under 1hr 30 mins.





# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Beth Morgan and Anita Lewis personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

# CONTACT US

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