

RAFFERTY & PICKARD

Empire Mansions, Flat 1 12 Marine Gardens, Margate, CT9 1UN



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£240,000

- 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 Gdns, 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 £1600
- A perfect seafront home, weekend retreat, or investment opportunity and pet friendly

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About this home

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.











Owners Remarks

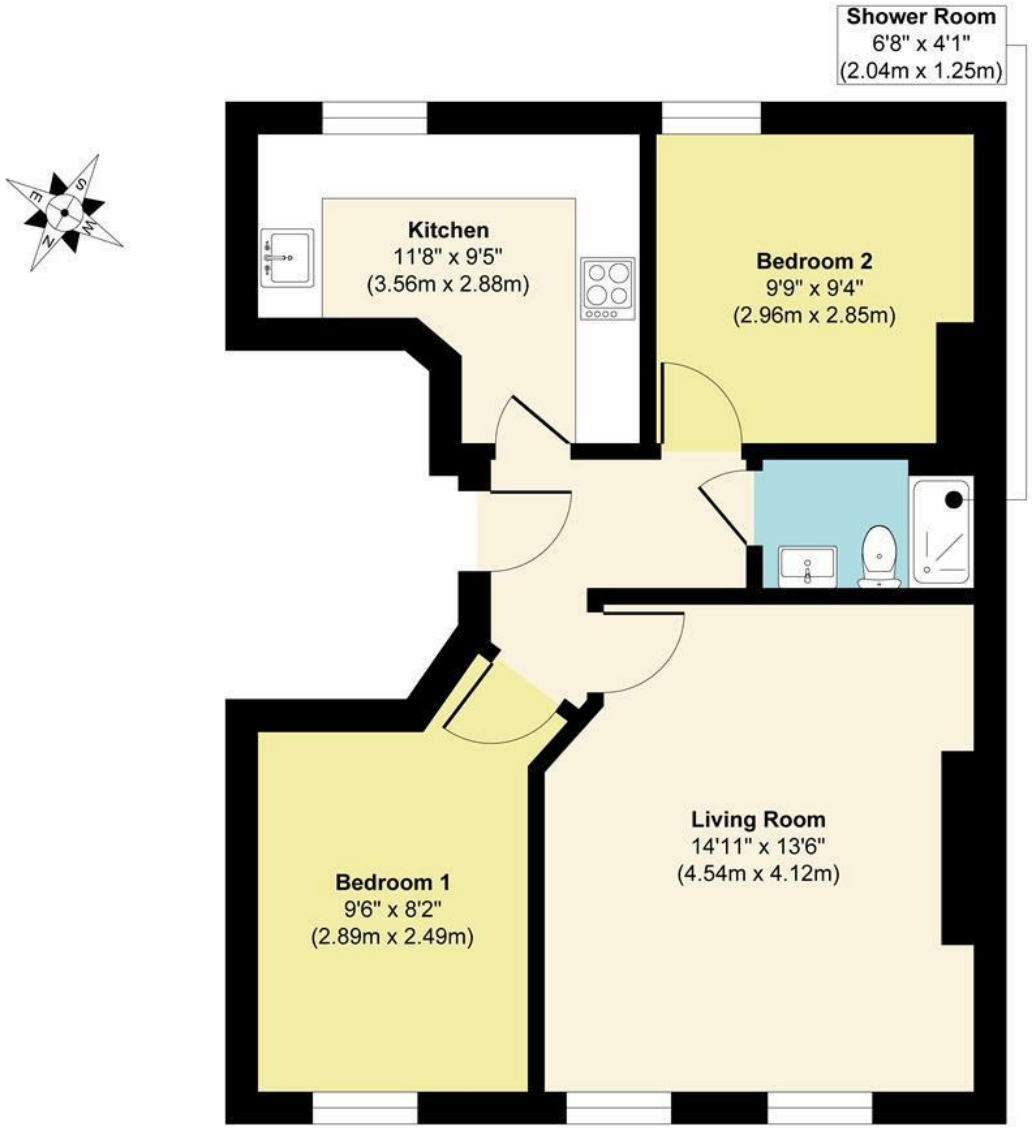
- Grade II Listed
- Remainder of 999 year lease
- Estimated Service Charge £1600 per year
- No Ground Rent
- Potential to invest in purchase of Freehold
- Telephone entry system
- No Energy Certificate provided as Listed Building
- Council tax not yet rated by Valuation Office
- Ideal investment including long lets or holiday letting
- Pet friendly











Flat 1

Approx. Gross Internal Floor Area 558 sq. ft / 51.80 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested

About Us

Rafferty & Pickard represent homes across London and the South East, from city centre apartments to elegant country houses.

Every property is showcased with cinematic video, striking photography and the latest marketing technology.

Clients benefit from a highly personal, seamless experience from launch to completion.

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PRS Property Redress Scheme



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