





12-16 FORT ROAD, MARGATE, KENT, CT9 1HF

OFFERS IN EXCESS OF £575,000

- Brand new four-bedroom freehold homes in Margate Old Town
- Private roof terraces with rooftop views and glimpses of the sea
  - Spacious open-plan kitchen / living space with underfloor heating
- Four generous double bedrooms arranged across two floors
  - Luxury shower room and Jack & Jill family bathroom
    - Private courtyard patio ideal for outdoor dining
    - Allocated parking with provision for EV charging
- Solar photovoltaic panels for improved energy efficiency (EPC - B) & High-speed fibre broadband installed
- Moments from Margate beach, Turner Contemporary and the harbour arm
- Approx. 0.6 miles to Margate station with direct services to London St Pancras









## ABOUT THIS HOME

A rare opportunity to secure a brand-new home in the heart of Margate's vibrant Old Town. This striking collection of four-bedroom freehold houses has been thoughtfully designed for contemporary coastal living, with excellent build quality, generous living space and energy-efficient features including solar photovoltaic panels.

The ground floor centres around an impressive open-plan kitchen and living space with underfloor heating throughout. French doors open onto a private courtyard patio, while a separate cloakroom completes the ground floor.

Across the first and second floors are four well-proportioned double bedrooms. The first floor offers two bedrooms alongside a stylish shower room, while the second floor provides two further bedrooms served by a Jack and Jill family bathroom.

Each home also benefits from a private roof terrace – a fantastic space to relax and enjoy rooftop views with glimpses of the sea beyond. Access is either via a striking electric sliding glass roof or direct door access, depending on the property.

Externally, the homes have allocated parking within a communal parking area, with provision for electric vehicle charging. Additional benefits include high-speed fibre broadband installation.

The development is ideally positioned just moments from Margate beach, the historic harbour arm and the thriving Old Town, with its collection of independent shops, cafés, restaurants and galleries.

Please note: photography shown is of the show home and is for illustrative purposes only. Individual homes may vary in layout, specification and finish.





## USEFUL INFORMATION

Local Authority- Thanet District Council  
Council Tax - TBA

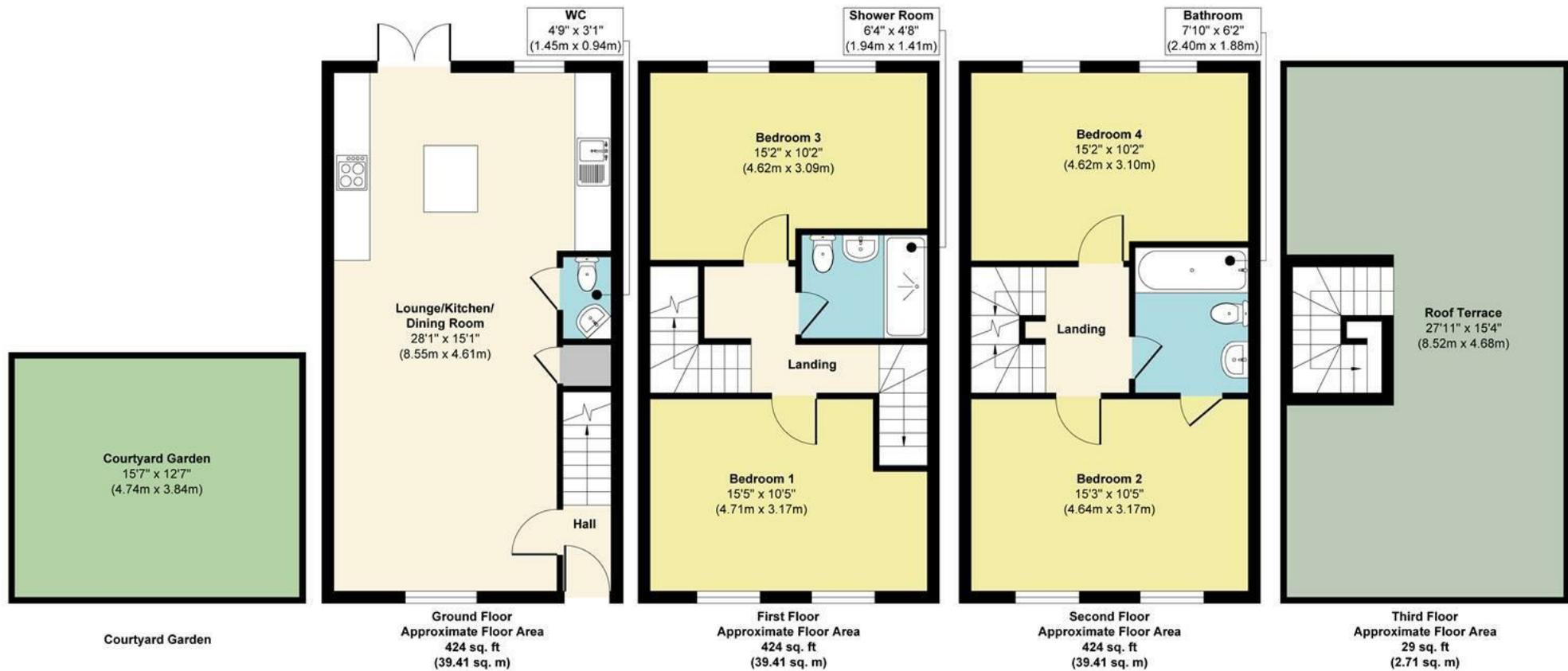
Structural Warranty - Build Zone - 10 years

Service Charge for car park and path maintenance - TBA

Situated in Margate Conservation Area

Construction Type - Brick and Block





**Approx. Gross Internal Floor Area 1301 sq. ft / 120.94 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 THE AREA

Margate is one of the South East's most vibrant coastal towns, celebrated for its golden sandy beaches, creative energy and ever-evolving cultural scene. The sweeping shoreline and historic harbour arm provide the perfect backdrop for seaside living, while the sound of the waves and expansive skies give the town its unmistakable coastal charm.

At the heart of the town sits Margate Old Town, a characterful enclave of cobbled streets filled with independent boutiques, artisan bakeries, cafés and restaurants. It has become a thriving hub for artists and creatives, with galleries and studios tucked away in unexpected corners. The renowned Turner Contemporary stands proudly on the seafront, drawing visitors from across the country, while the iconic Dreamland Margate adds a nostalgic energy to the town's lively promenade.

Life in Margate moves effortlessly between relaxed seaside days and a vibrant social scene. From paddle boarding and coastal walks to evenings spent enjoying fresh seafood or a glass of wine overlooking the sea, the town offers a lifestyle that is both laid-back and culturally rich.

For commuters and weekend travellers, Margate Train Station is approximately 0.6 miles away, offering direct high-speed services to London St Pancras in around 90 minutes, while road connections via the A299 Thanet Way and M2 provide convenient access towards Canterbury and London.





# 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.

# CONTACT US

**Beth Morgan**  
07977 048833

**Anita Lewis**  
07864 999212

**Office**  
01304 801777

Lime Tree House  
15 Lime Tree Walk  
Sevenoaks  
TN13 1YH

**E:** [beth@raffertyandpickard.co.uk](mailto:beth@raffertyandpickard.co.uk)  
**W:** [raffertyandpickard.co.uk](http://raffertyandpickard.co.uk)

