







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

£215,000

- 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
- A perfect seafront home, weekend retreat, or investment opportunity















## ABOUT THIS HOME

\*\*\*\*OPEN DAY 2nd August 2025, 2PM-4PM,  
contact us to register interest\*\*\*\*

More internal photos coming soon!

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.



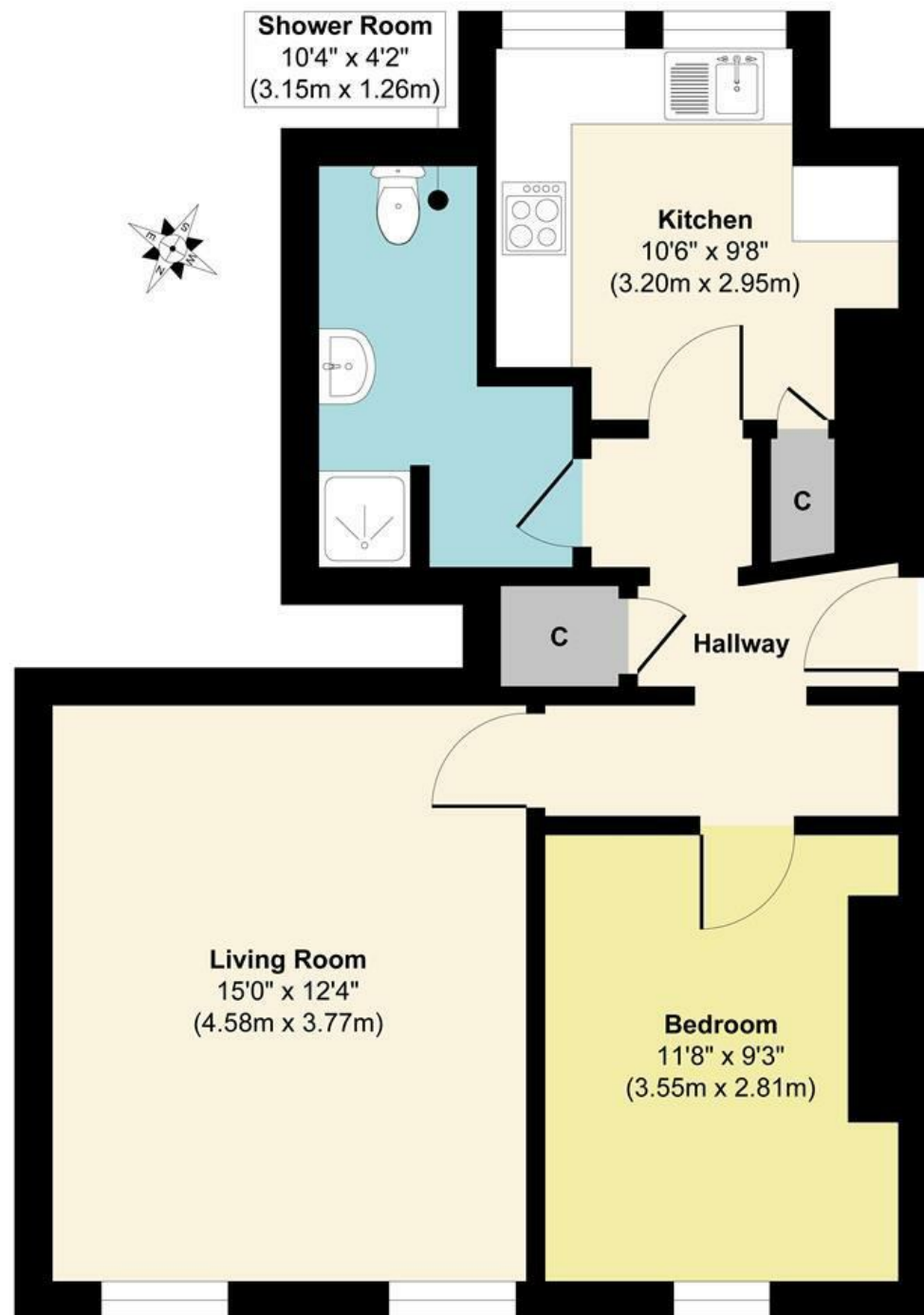


## OWNERS COMMENTS

- 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 551 sq. ft / 51.20 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.

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## CONTACT US

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