RAFFERTY & PICKARD

Empire Mansions, Flat 3 12 Marine Gardens, Margate, Kent, CT9 1UN

Empire Mansions, Flat 3 12 Marine Gardens, Margate, Kent, CT9 1UN

Offers in excess of £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

2 1 1 C

About this home

THREE SOLD, ONLY THREE NOW AVAILABLE.

A Beautifully Refurbished Grade II Listed, 2 bedroom, top floor Apartment with Unrivalled Sea Views in the Heart of Margate

Set within the iconic Marine Gardens, 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 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.

SMOKE VENT

Owners Comments

- 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

KEBABS
CLOCK TOWER KEBABS & PIZZA
The Flamingo
ADVENTURE GOLF

Flat 3

Approx. Gross Internal Floor Area 632 sq. ft / 58.74 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

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.

Café De China
Chinese Restaurant
Bootie Bling
CAFE & FISH & CHIPS
CLOCK TOWER KEBABS & PIZZA
The Flamingo
ADVENTURE
GOLF

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

71 London Road
Sevenoaks
Kent
TN13 1AX

E: beth@raffertyandpickard.co.uk
W: raffertyandpickard.co.uk

Rafferty and Pickard Ltd, Registration number 12612723

naea | propertymark PROTECTED

PRS Property Redress Scheme

Rafferty & Pickard