





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

£255,000

- 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 £1500
 - A perfect seafront home, weekend retreat, or investment opportunity



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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.

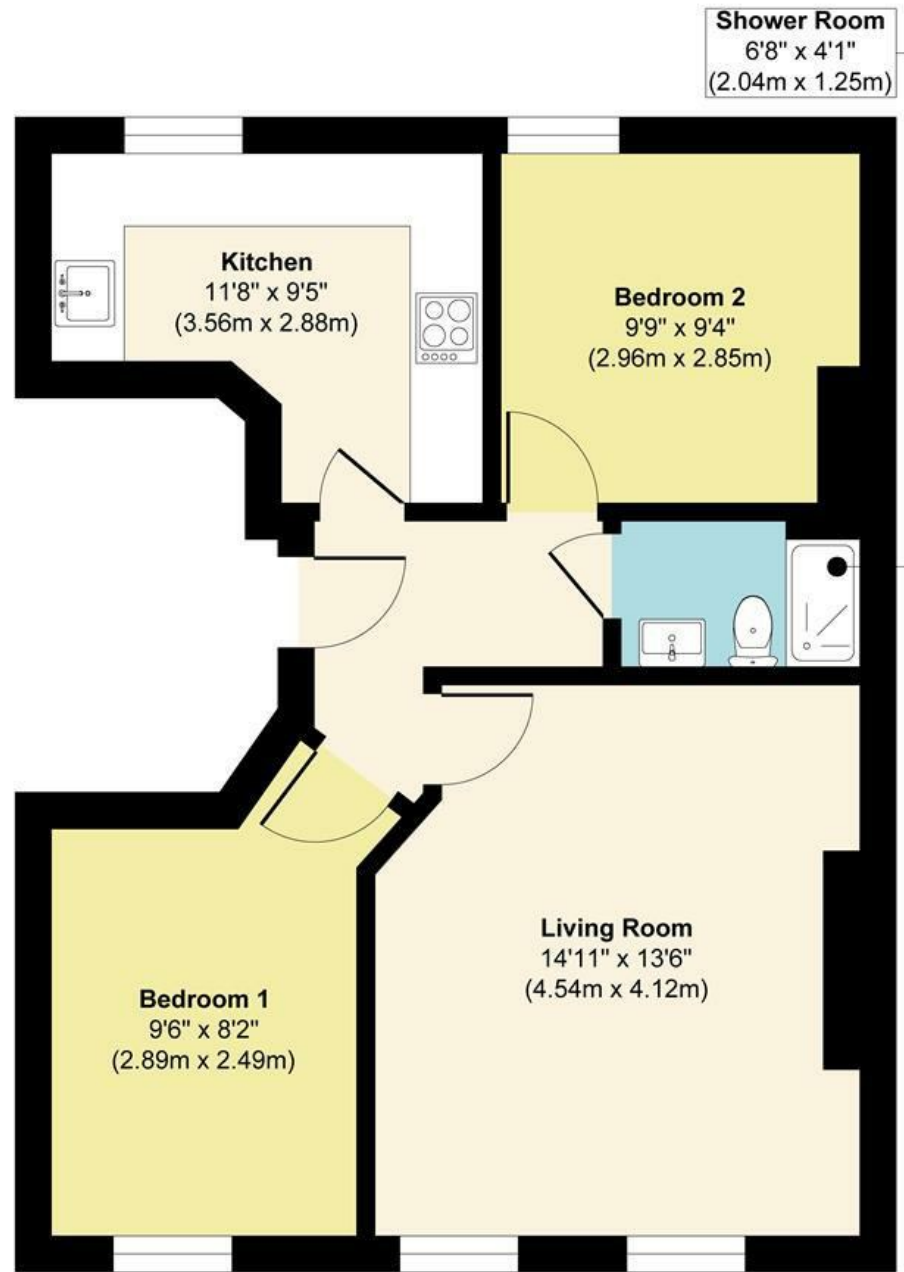




OWNERS REMARKS

- Grade II Listed
- Remainder of 999 year lease
- Estimated Service Charge £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 1

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

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

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ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

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