





# 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 £2000
  - A perfect seafront home, weekend retreat, or investment opportunity









## 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.

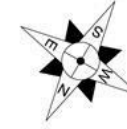
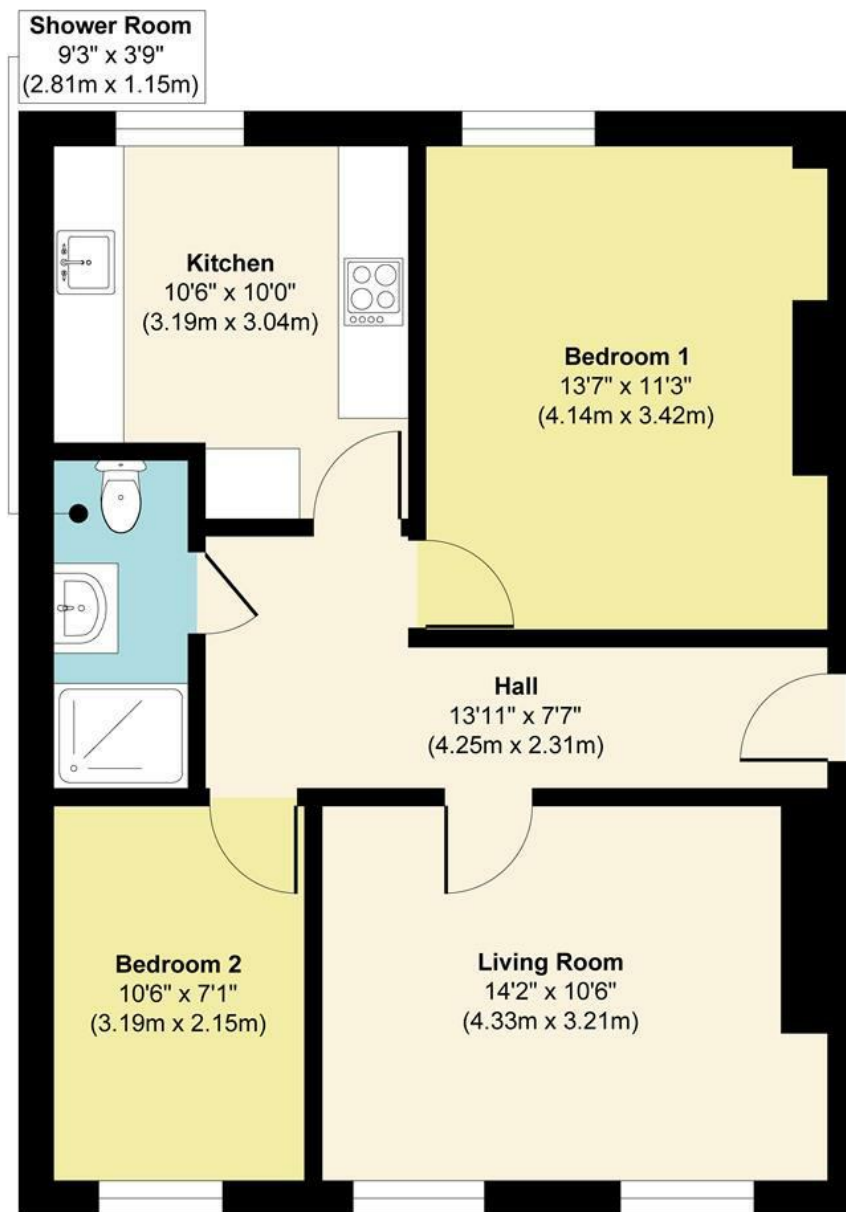


An aerial photograph of a coastal town. In the foreground, a large, light-colored, semi-circular building with many windows is visible. To its right is a green field. Further right is a beach and a road. In the background, there are more buildings, a park with a Ferris wheel, and a large body of water under a cloudy sky.

## OWNERS COMMENTS

- Grade II Listed
- Remainder of 999 year lease
- Estimated Service Charge £2000 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 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 misstatement. 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.





# 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

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