



4 FORT ROAD, MARGATE, KENT, CT9 1HF

FIXED ASKING PRICE £475,000

- Brand-new freehold house in the heart of Margate Old Town
- Contemporary coastal design with excellent build quality
  - Spacious open-plan kitchen, dining and living area
    - Ground floor cloakroom
    - Four bedrooms across two upper floors
  - Middle floor family bathroom and additional cloakroom to second floor
- Rare outdoor garden space in a central Old Town location
  - Moments from Margate beach, harbour arm and Turner Contemporary
- Around 0.6 miles to Margate station with high-speed links to London St Pancras
  - Permit parking available

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VIRTUALLY STAGED



# ABOUT THIS HOME

### PRICE SUBSTANTIALLY REDUCED FOR A 6-WEEK EXCHANGE OF CONTRACTS ###

A rare opportunity to secure a brand-new home in the heart of Margate's vibrant Old Town. This beautifully designed freehold house has been thoughtfully created for contemporary coastal living, combining excellent build quality with characterful architecture.

The ground floor centres around an impressive open-plan kitchen and dining space flowing seamlessly into the living area. Doors open onto a private rear garden, providing a peaceful outdoor space ideal for relaxing or entertaining. A separate cloakroom completes the ground floor.

Across the upper floors are three well-proportioned bedrooms together with a versatile bedroom/study. The first floor provides two bedrooms alongside a stylish family bathroom, while the second floor offers a further bedroom and a separate bedroom/study, with the useful addition of a cloakroom.

Externally, the property benefits from a private rear garden offering a rare outdoor space within this central Old Town location.

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

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



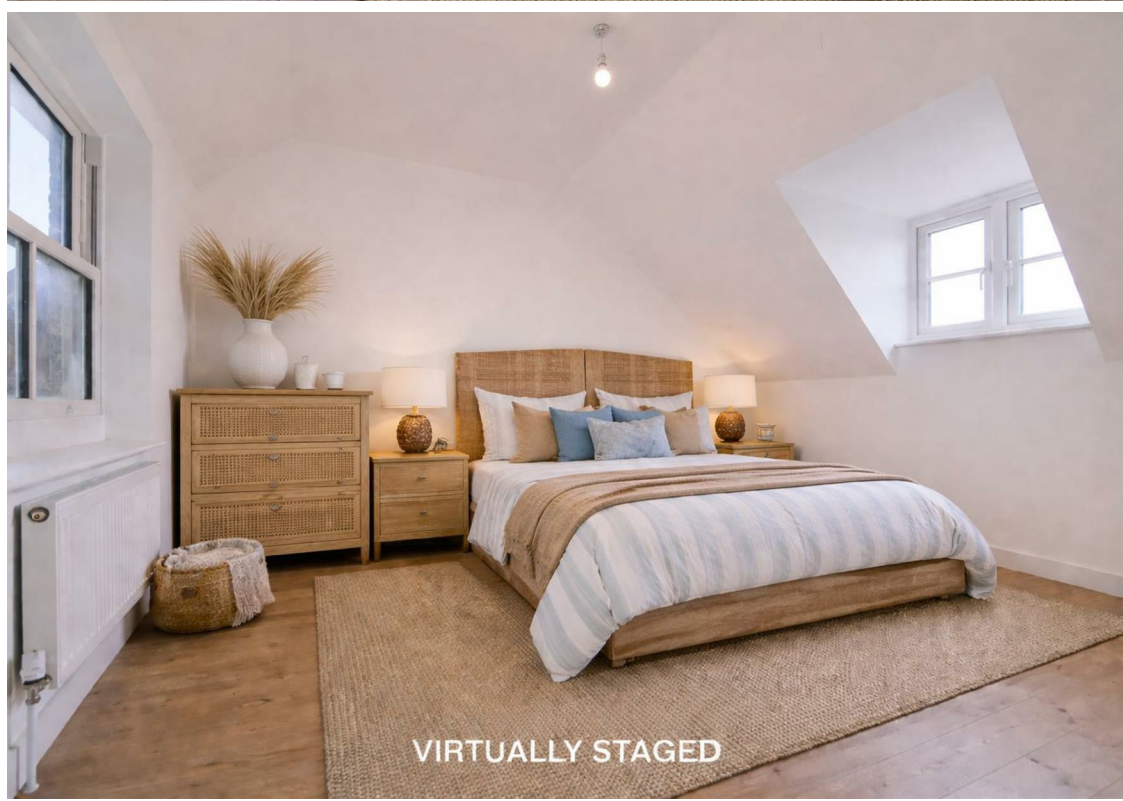
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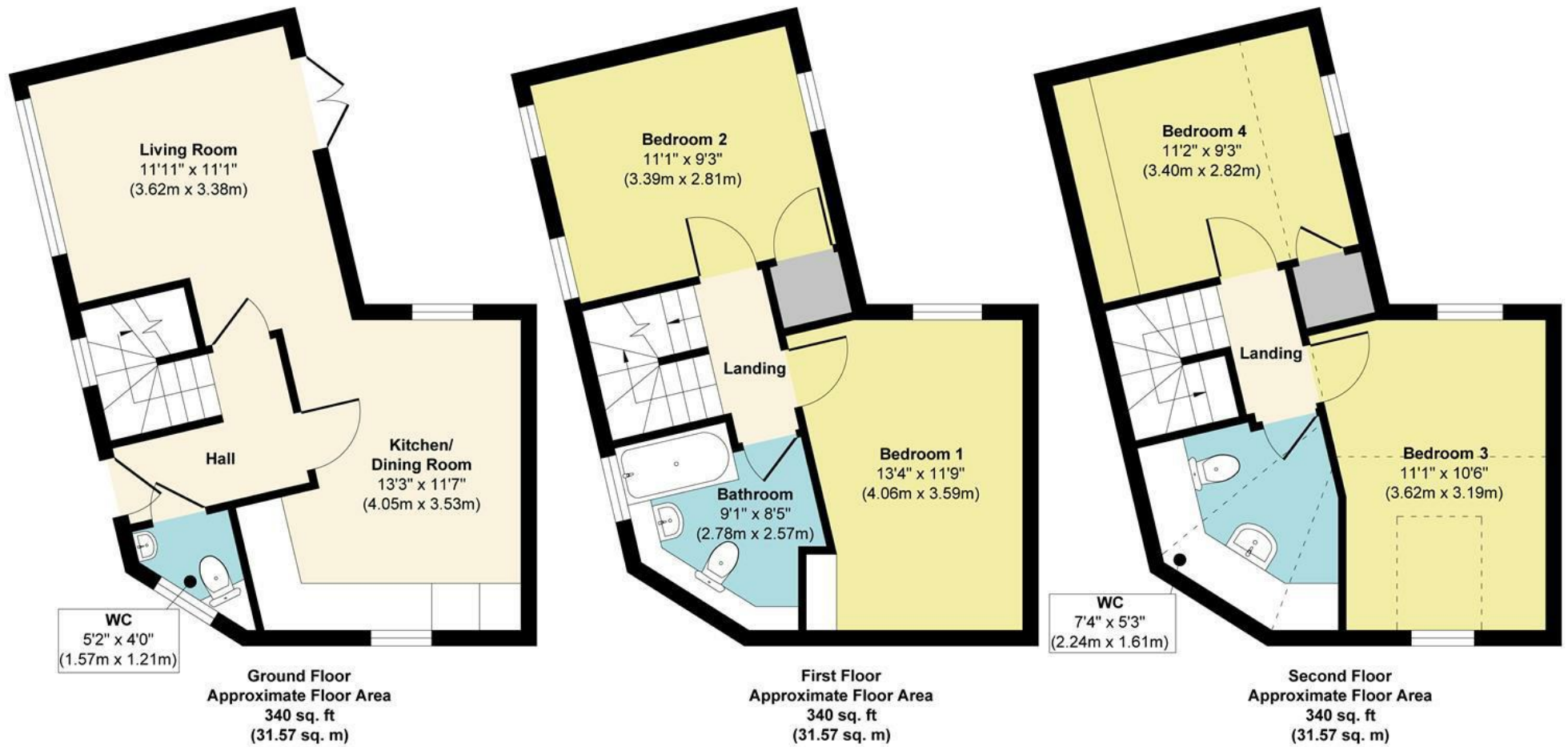
## USEFUL INFORMATION

Local Authority- Thanet District Council  
Council Tax - TBA  
Structural Warranty - Buildzone 10 year structural  
warranty  
Situated in Margate Conservation Area

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# 4 Fort Road, Margate



**Approx. Gross Internal Floor Area 1020 sq. ft / 94.71 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 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.

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## CONTACT US

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