



TMS

ESTATE AGENTS



Edith Court Victoria Road, Margate, CT9 1RB

£160,000



- 2 BEDROOM APARTMENT
- CLOSE TO TOWN CENTRE & MAINLINE STATION
- ALLOCATED PARKING
- FORMER VICTORIAN HOSPITAL
- IDEAL RENTAL INVESTMENT / AIR B&B / FIRST TIME PURCHASE

- CLOSE TO MARGATE OLD TOWN
- CLOSE TO SANDY BEACHES & MANY AMENITIES
- IDEAL FIRST TIME PURCHASE OR INVESTMENT
- 64 YEARS LEASE, POTENTIAL TO EXTEND



2 BEDROOM GROUND FLOOR FLAT WITH PARKING ~ CLOSE TO MARGATE OLD TOWN

TMS ESTATE AGENTS are delighted to offer to the market this beautifully presented 2 bedroom ground floor flat to the market.

Occupying part of the distinguished Edith Court, this charming two-bedroom apartment is set within one of Margate's most historically significant buildings. Originally established in 1876 as the Margate Cottage Hospital, the landmark Victorian property served the local community for many decades before being sympathetically converted into a collection of unique residences. Today, the building retains much of its period elegance and architectural character, offering residents the rare opportunity to own a home steeped in local heritage.

The apartment itself offers a bright & spacious living area with large picture window, a double bedroom & single room, a fitted kitchen with an integrated oven, hob & extractor, a modern shower room with additional loft storage. There is also allocated parking for 1 car to the rear.

Situated on the sought-after Victoria Road, the property enjoys a peaceful residential setting while remaining just a short stroll from Margate's vibrant town centre, seafront, mainline railway station & award winning Margate Sands. You can enjoy easy access to many independent cafés, restaurants, galleries & boutique shops.

Victoria Road is also perfectly positioned to enjoy some of the area's most celebrated attractions, including the iconic Theatre Royal which is currently being restored, Dreamland with its many attractions and live music venue and the Winter Gardens which will soon be reopening after restoration works are complete, all of these iconic venues provide endless opportunities for socialising, entertainment and cultural experiences.

Perfect as a first time purchase, weekend retreat, rental investment with an estimated monthly rent of £850 - £875pcm or even an Air B&B !

Call TMS Estate Agents today to book your accompanied viewing.

APARTMENT

ENTRANCE HALL

LOUNGE

16'1" x 10'0" (4.91 x 3.05)

KITCHEN

9'8" x 6'6" (2.96 x 2.00)

BEDROOM 1

10'2" x 8'11" (3.12 x 2.74)

BEDROOM 2

6'9" x 6'7" (2.06 x 2.03)

BATHROOM

6'7" x 6'5" (2.03 x 1.97)

EXTERNAL

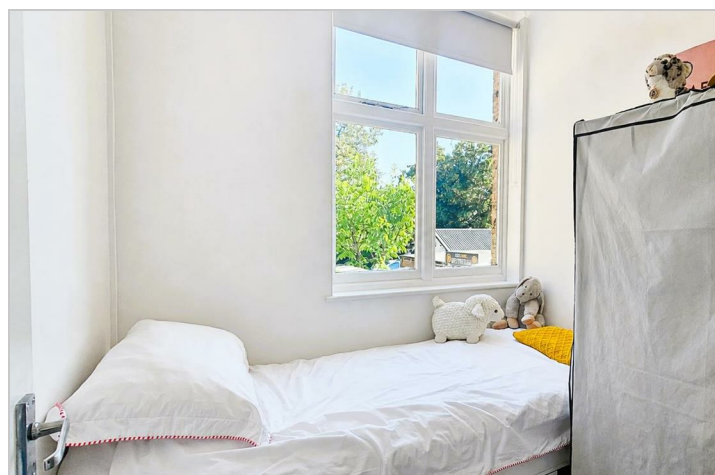
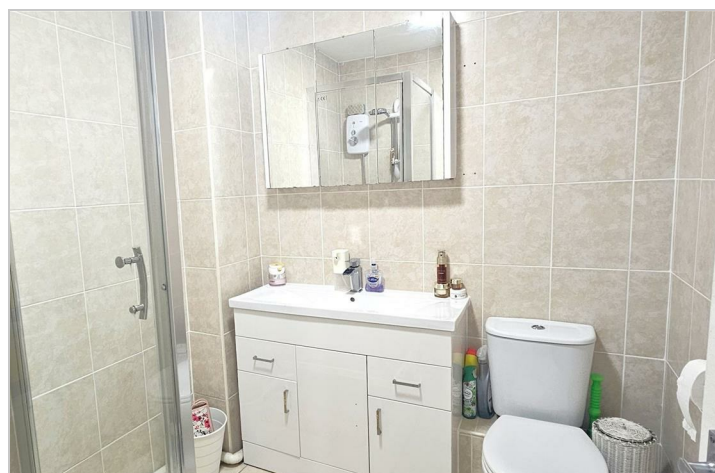
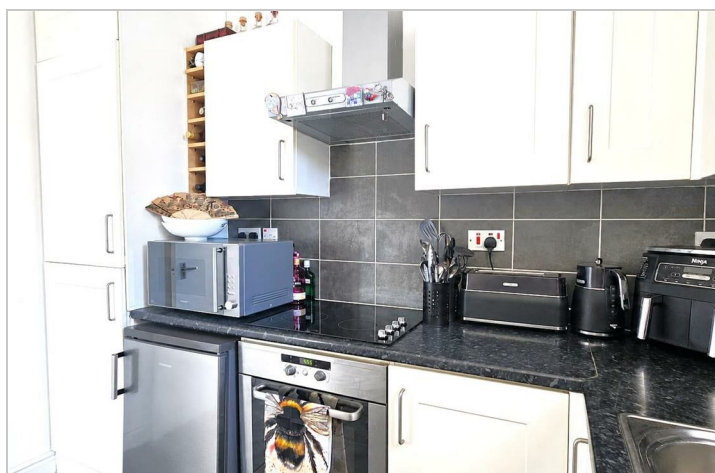
PARKING

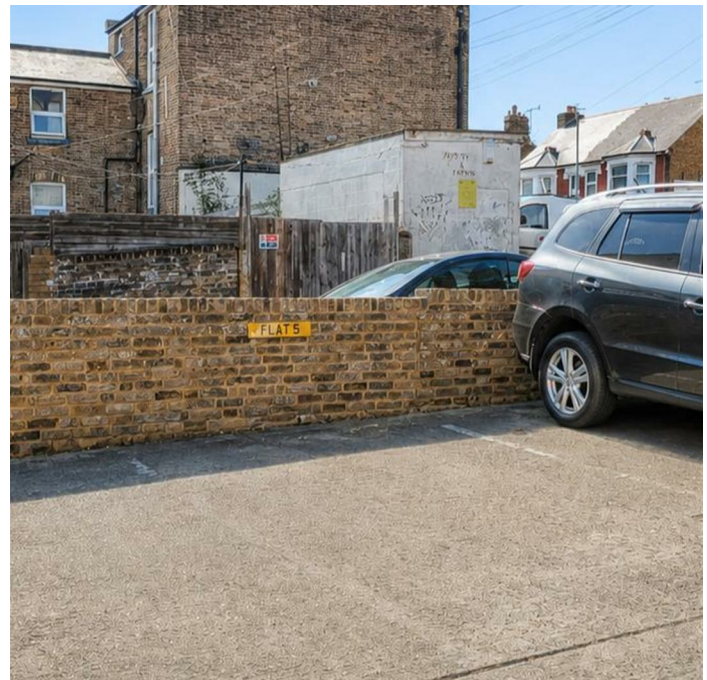
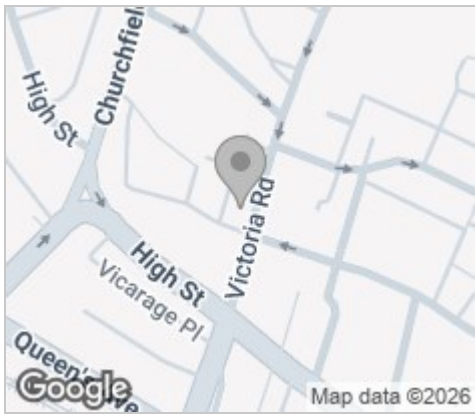
AGENTS NOTE

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

AGENTS NOTE

Please note that some of the marketing photographs have been enhanced using AI-assisted editing to improve image quality and presentation, while remaining a fair representation of the property.





Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			78
			64

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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