



**PCM**

**£825**

1 x 

1 x 

1 x 

**Fort Crescent,  
Margate, CT9 1UX**

Lovetts Property Services are delighted to present this exceptional ground floor seafront apartment, ideally positioned on the prestigious Fort Crescent in Margate, directly opposite the iconic Winter Gardens.

Boasting stunning panoramic sea views through a beautiful Victorian bay window, this charming one-bedroom property perfectly captures the essence of classic coastal living. The elevated position to the front provides uninterrupted views across the sea, while the golden sands are just a short stroll down the hill.

Internally, the property is well arranged, with a welcoming entrance hall leading through to a bright and spacious open-plan lounge/kitchen area at the front. The striking bay window not only floods the space with natural light but also frames the far-reaching sea views, creating a truly impressive living environment.

The property further comprises a generous double bedroom and a bathroom fitted with a modern white three-piece suite.

Situated in one of Margate's most sought-after seafront locations, this home offers easy access to local amenities, transport links, and the town's vibrant and ever-growing cultural scene.

Early viewing is highly recommended to fully appreciate the character, views, and prime location this property has to offer.







- EPC Rating - D
- Sea Front Location
- Ground Floor
- Close to local amenities
- Close to the Beach
- Good Transport Links
- 0.9 Miles To Train Station
- Available NOW
- Gas Central Heating







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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

