



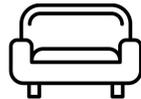
**Price**

£175,000

**Leasehold**

1 x 

1 x 

1 x 

**Fort Hill, Margate**

Lovetts are proud to present this beautifully located one-bedroom seaside apartment, just moments from Margate's iconic beach and the vibrant Old Town.

Situated on the ground floor with its own private entrance, this well-maintained apartment offers the perfect blend of coastal charm and urban convenience. Upon entering, a spacious hallway provides access to all rooms.

To the front, you'll find a bright and airy Living Room that flows into a practical open-plan Kitchen, complete with fitted wall and base units, an electric oven and hob, plumbing for a washing machine, and space for a fridge/freezer.

The generous double Bedroom is positioned to the rear of the apartment, with a useful courtyard garden to enjoy.

Completing the home is a contemporary bathroom featuring a modern three-piece suite with a shower.

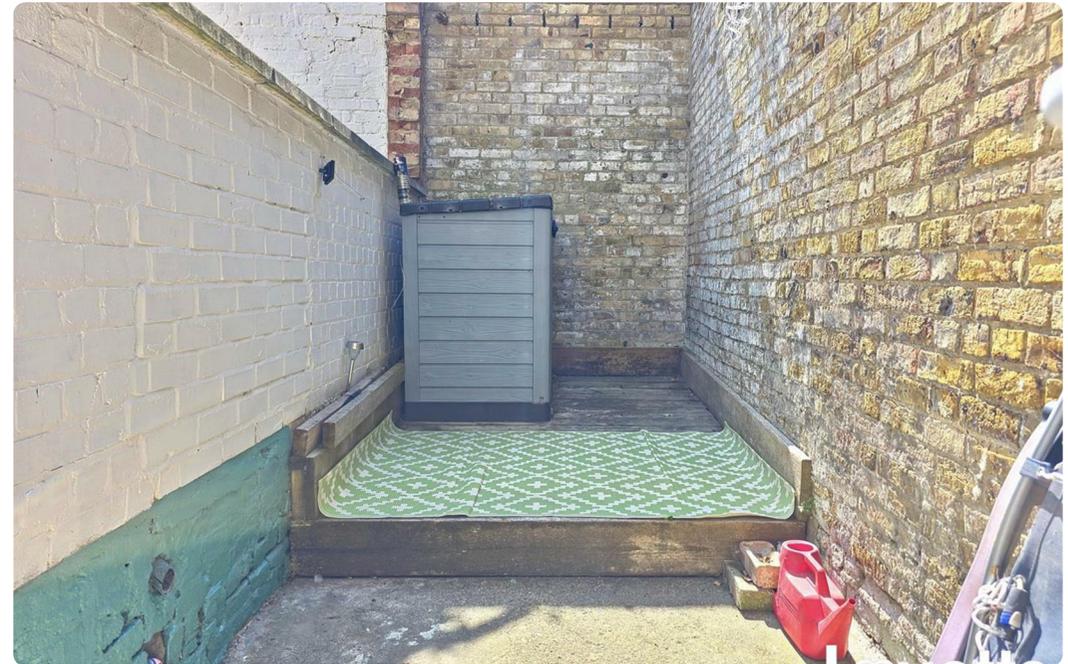
Perfectly positioned for beach lovers and those seeking easy access to Margate's thriving cafes, galleries, and excellent transport links, this delightful apartment makes an ideal first-time purchase or investment opportunity.

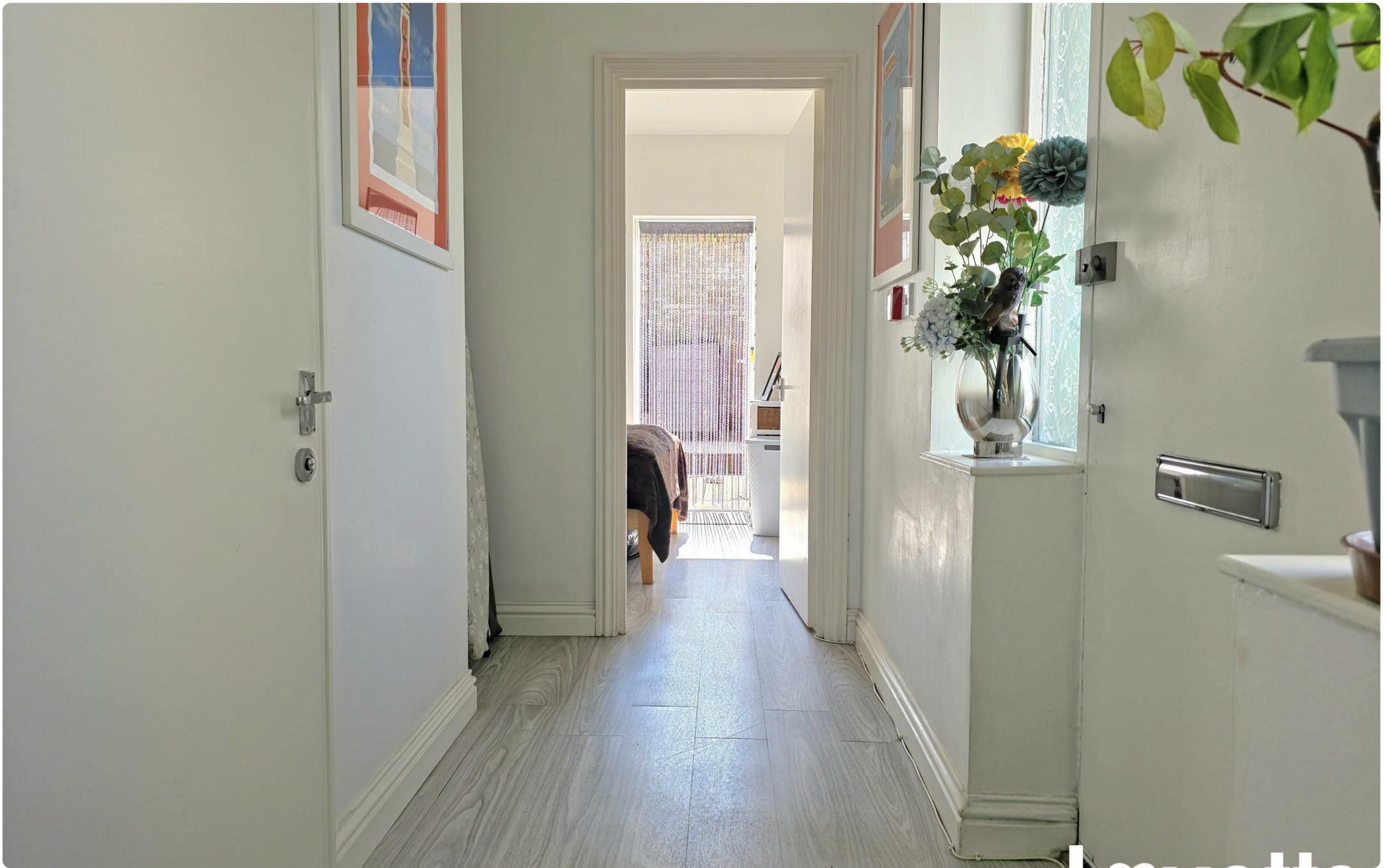






- EPC Rating - D
- Private Entrance
- Ground Floor
- Private Garden
- Sea Front Location
- 0.8 Miles To Train Station
- Close To Margate 'Old Town'
- Available Now
- Good Transport Links





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

