GUILDCREST ESTATES




# Lynton Court Mansions 93A Eastern Esplanade, Margate CT9 3AA

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Eastern Esplanade, Margate CT9 3AA

## Asking price £250,000

We are delighted to present this newly refurbished, elegant one-bedroom apartment, set within the historic Lynton Court Mansions on Eastern Esplanade, perfectly positioned just moments from the seafront in the ever-evolving and increasingly sought-after coastal town of Margate.

Occupying a peaceful setting within this characterful building, the property immediately impresses with a long and graceful entrance hallway, complete with a charming archway that adds a sense of period character and understated elegance. The accommodation flows effortlessly, offering a separate WC and a beautifully appointed shower room with a generous walk-in shower, alongside a practical storage cupboard.

The kitchen is set apart from the living space and has been thoughtfully fitted in a timeless shaker style, complemented by brand new appliances and neutral tones that enhance the calm and considered feel of the home.

The bedroom is well-proportioned and tranquil, while the lounge provides a truly special space in which to relax. Bathed in natural light, this spacious room enjoys uninterrupted sea views towards Walpole Bay, with a bay window creating the perfect spot for a reading nook or quiet seating area to

























unwind and take in the ever-changing coastal scenery.

Located just a short stroll from the shoreline (approximately 2–3 minutes), the apartment offers effortless access to the seafront, while Margate train station (around 1 mile) and local amenities including Tesco on Northdown Road (approximately 0.5 miles) are all within easy reach.

This is a rare opportunity to acquire a home that combines period charm with a serene coastal lifestyle, equally suited as a full-time residence, investment, or a peaceful seaside retreat to escape to throughout the year.

Council Tax Band B
Leasehold - 125 years remaining
Maintenance Charge - £778.29 per annum
Mains water, sewer, electricity and with electric heating
Fixed wireless broadband

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## *Key Features*

- The most amazing sea views
- Newly refurbished
- 1 double bedroom 2nd floor apartment
- Ultra modern kitchen with some integrated appliances
- Located close to sea front and shops
- Brand New Lease
- No Chain
- EPC rating E
- Service Charge £778.29 per annum

## *Important Information*

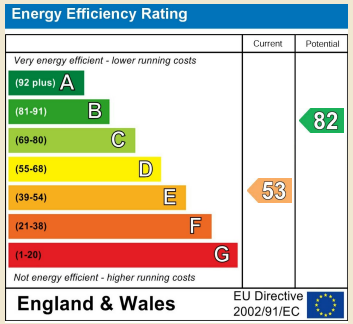
Leasehold
Apartment
855.30 sq ft
Council Tax Band B
EPC Rating E

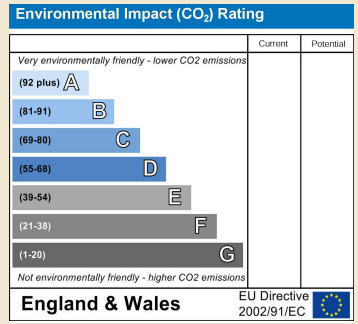
£250,000











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