

01843 230 960

www.lovetts.net



Price

£325,000

Freehold

2 x 

1 x 

1 x 

**Lewis Crescent,
Margate, CT9 2LQ**

Situated in a fantastic location enjoying panoramic sea views, Lovetts Property Services are proud to present this fully furnished two bedroom flat for sale. Situated on the second floor of a truly impressive period property the accommodation comprises of: Communal Hallway with original flooring up stairs to apartment. Through door into large Hall with all rooms leading off from. The Lounge which is furnished, has two windows looking out on to sea front. It is very spacious with a raised area for dining overlooking the sea. The Kitchen is fully equipped with worktops and combination of units, washing machine electric cooker, microwave toaster etc. There is a door leading to small balcony with sea views. The apartment is the whole length of building with the Master bedroom to rear with double bed and fitted wardrobes. Down the stairs there is a Bathroom with three piece suite with shower overhead. Also located here is the second double Bedroom.

This a truly stunning property and there will be much interest, so please book a viewing with us on 01843 230960/848382.



Lovetts Birchington Ltd. Trading as Lovetts Property Services
Registered Office – 13 Station Road, Birchington, Kent, CT7 9DJ
Reg. In England No. 4264378 VAT No.785 158296
Directors: Richard Crosby MNAEA & Tracey Crosby





- EPC Rating - A
- Close to Local Amenities
- Double Glazed
- Walpole Beach Position
- Council Tax Band B
- Panoramic Sea Views
- Popular Northdown Road Nearby
- Coastal Walk to Old Town Margate
- Spacious Apartment



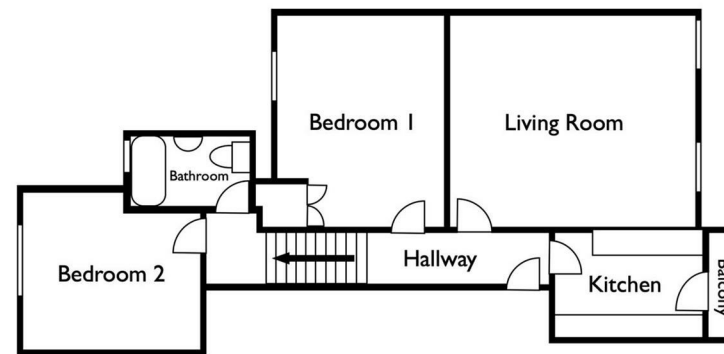
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| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | | |
| (92 plus) A | | | 39 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 43 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |



**Lewis Crescent,
Cliftonville, Margate, CT9**
Total floor area Approximately – 78 m²

- Lounge - 5.18m x 4.57m
- Bedroom 1 - 3.35m x 4.57m
- Bedroom 2 - 3.20m x 3.66m
- Kitchen - 3.66m x 2.13m
- Bathroom - 2.74m x 1.57m

This Floor plan is for illustrative purposes only, and should be used as such by any potential purchaser. All measurements are approximate and all parties must rely on their own inspection



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