



Flat 1, Hollywood Court 10-11, Royal Crescent, Margate, CT9 5AJ

GUIDE PRICE £200,000 to £225,000

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Set within a handsome Grade II listed period terrace - for sale with no forward chain, dating from around 1850 and built in the Georgian style, this stunning and spacious one-bedroom lower ground floor apartment occupies a prime seafront position on Royal Crescent, at the desirable Westbrook end of central Margate. With elegant proportions and classic architectural charm, the building enjoys an elevated setting overlooking well-maintained residents' gardens, with direct access to the promenade and beach just beyond.

The property is offered with a share of freehold and benefits from a 999-year lease from 2021, providing long-term security and peace of mind. Internally, the apartment is beautifully presented with a creative flair, featuring a spacious double bedroom with built-in storage, a stylish reception room with French doors with access to the communal lawn, a well-appointed kitchen, and a contemporary bathroom finished to a high standard.

The flat forms part of a well-managed block with reasonable service charges. There's also access to a shared store room for bicycle storage — ideal for coastal rides or trips into town.

With Margate's vibrant Old Town, mainline station, Turner Contemporary and the iconic seafront all within easy reach, this is a rare opportunity to own a piece of local heritage in one of the town's most sought-after locations.

For further details or to arrange a viewing contact Alexander Russell Estate Agents by telephone, email or find us on social media.





LOWER GROUND FLOOR -

Entrance Hall

Living Room - 4.78m x 3.35m (15'8" x 11'0")

Bedroom - 3.94m x 3.28m (12'11" x 10'9")

Kitchen - 4.78m x 2.11m (15'8" x 6'11")

Bathroom

Shared Bike Store

EXTERNAL -

Residents Lawn

TENURE -

Share of Freehold

999 year lease with 996 years remaining

Service Charge £135 per month

COUNCIL TAX -

Thanet District Council

Band A (£1,563.50 PA)

EPC RATING -

43 | E

SERVICES -

Mains electric, water and drainage - no gas supply

HEATING -

Electric Room Radiators

BROADBAND -

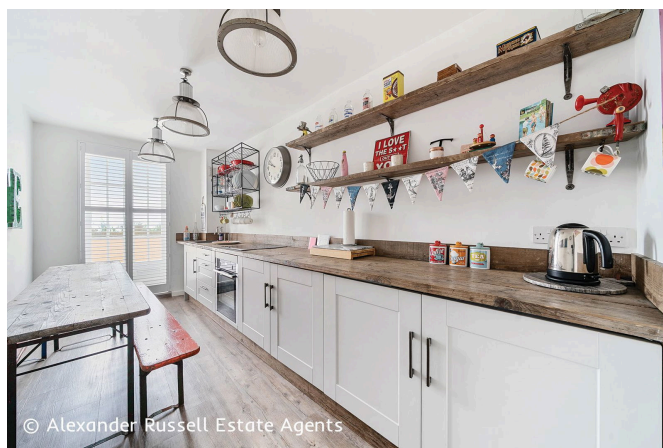
Fibre to the cabinet broadband available

LISTED BUILDING -

Grade II

CONSERVATION AREA -

Yes





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PARKING -

None - on street only

OUTSIDE SPACE -

Communal residents lawn leading to promenade and beach

RESTRICTIONS, RIGHTS AND EASEMENTS -

* No Airbnb/ Holiday Letting Permitted

* No Dogs Permitted

To the best of our knowledge, there are no unusual restrictions, rights or easements that would affect the enjoyment of the property. Standard leasehold covenants may apply. We recommend that you verify all details with your legal representative.

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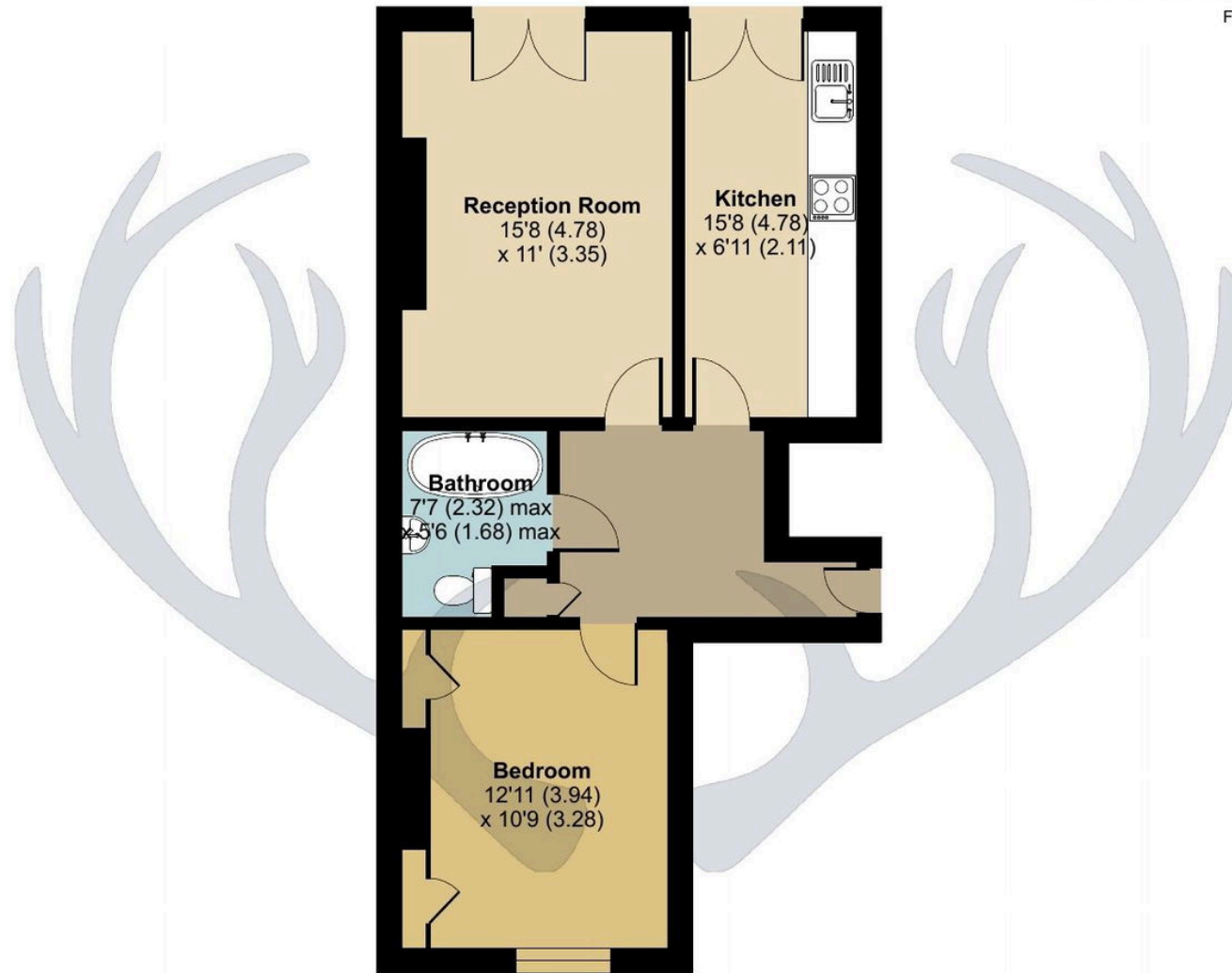
AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Room measurements are maximum unless otherwise stated. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



Hollywood Court, Royal Crescent, Margate, CT9

Approximate Area = 559 sq ft / 52 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Alexander Russell Estate Agents Limited. REF: 1268692

