

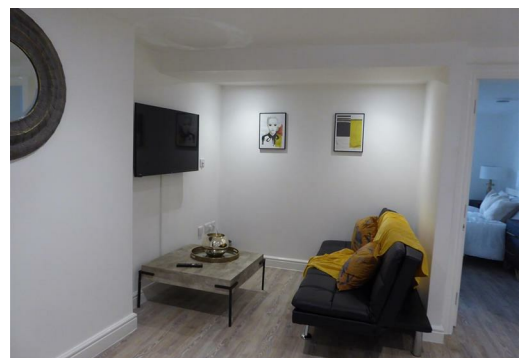
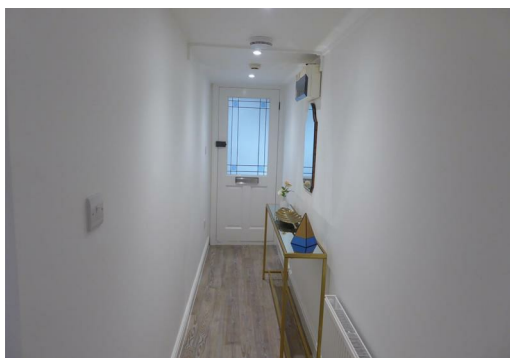
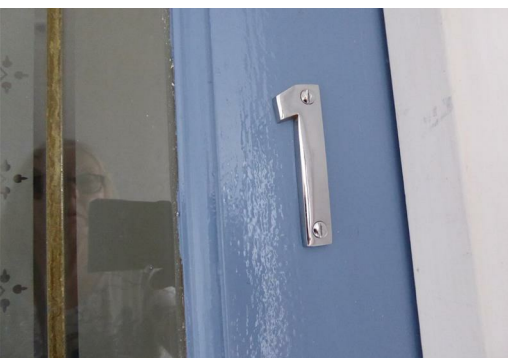


## 18 Fort Crescent, Margate, CT9 1HX

£950

Lower ground floor apartment in Grade II listed, late Georgian building. Perfect seafront location just three minutes walk from the Turner Contemporary, Margate Beach and the busy bars and restaurants of the Old Town. The apartment has been refurbished in 2025 and stylishly furnished. Private entrance and private decking area at the rear. This completely self contained apartment is available for a long term let.

Margate, offers sea, sand and fabulous sunsets together with an eclectic mix of culture, trendy eateries, bars and fun at the Wayne Hemingway designed Dreamland theme park now a very popular Music Venue. Margate is home to the famous Turner Contemporary gallery - host to the Turner Prize 2020. The Coastal walks, cycle routes and access roads make for an enjoyable day out. Miles of Sandy Beaches, Coves and Bays and the charming towns of Broadstairs, Ramsgate and Whitstable are all within easy reach.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A			
(85-95) B			
(75-85) C			
(65-75) D			
(55-65) E			
(45-55) F			
(35-45) G			
Not energy efficient - higher running costs			
England & Wales		75	78
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(101-105) A			
(91-101) B			
(81-91) C			
(71-81) D			
(61-71) E			
(51-61) F			
(41-51) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		75	77
EU Directive 2002/91/EC			