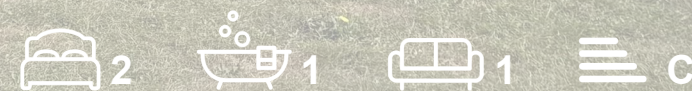




Fort Paragon, Margate, CT9 1JB
Offers In The Region Of £225,000



Imagine stepping through your own front door into a home where the sound of the sea is never far away. This large lower ground floor flat, being offered with no forward chain, sits right on Margate's seafront, with the harbour and the Turner Contemporary just a short walk away and the sandy beach waiting at the end of the road.

There is a bright lounge and dining area situated at the front of the apartment. Two double bedrooms offer flexible space, with the larger room opening directly onto a quiet, walled courtyard which is solely used by the owners of this apartment - a private spot for morning coffee or evening relaxation.

A spacious hallway with two large storage cupboards leads you through the home to a modern bathroom and a good-sized kitchen and dining area, providing practical, comfortable living throughout.

The flat has a 158-year lease from 2006, with annual maintenance of £1,420 and ground rent of £200, and it benefits from an FTTP internet connection. This flat brings together practical living, outdoor space, and a rare seafront location, all just moments from Margate's cultural and coastal attractions.

If this sounds like the home you've been looking for, give us a call we're available 7 days a week - we'd love to show you around.





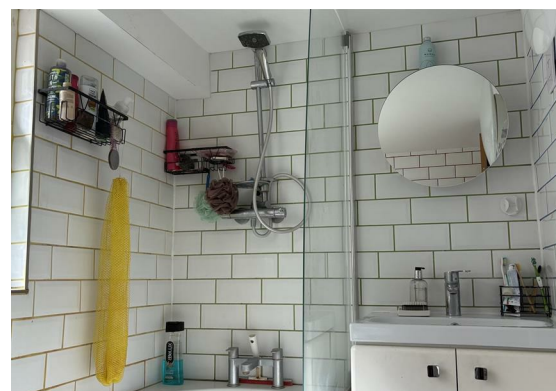
Lounge / diner
19'0" x 13'9" (5.8 x 4.2)

Bedroom 1
14'5" x 12'9" (4.4 x 3.9)

Bedroom 2
13'5" x 10'2" (4.1 x 3.1)

Kitchen / diner
11'5" x 10'5" (3.5 x 3.2)

Bathroom
7'10" x 4'7" (2.4 x 1.4)

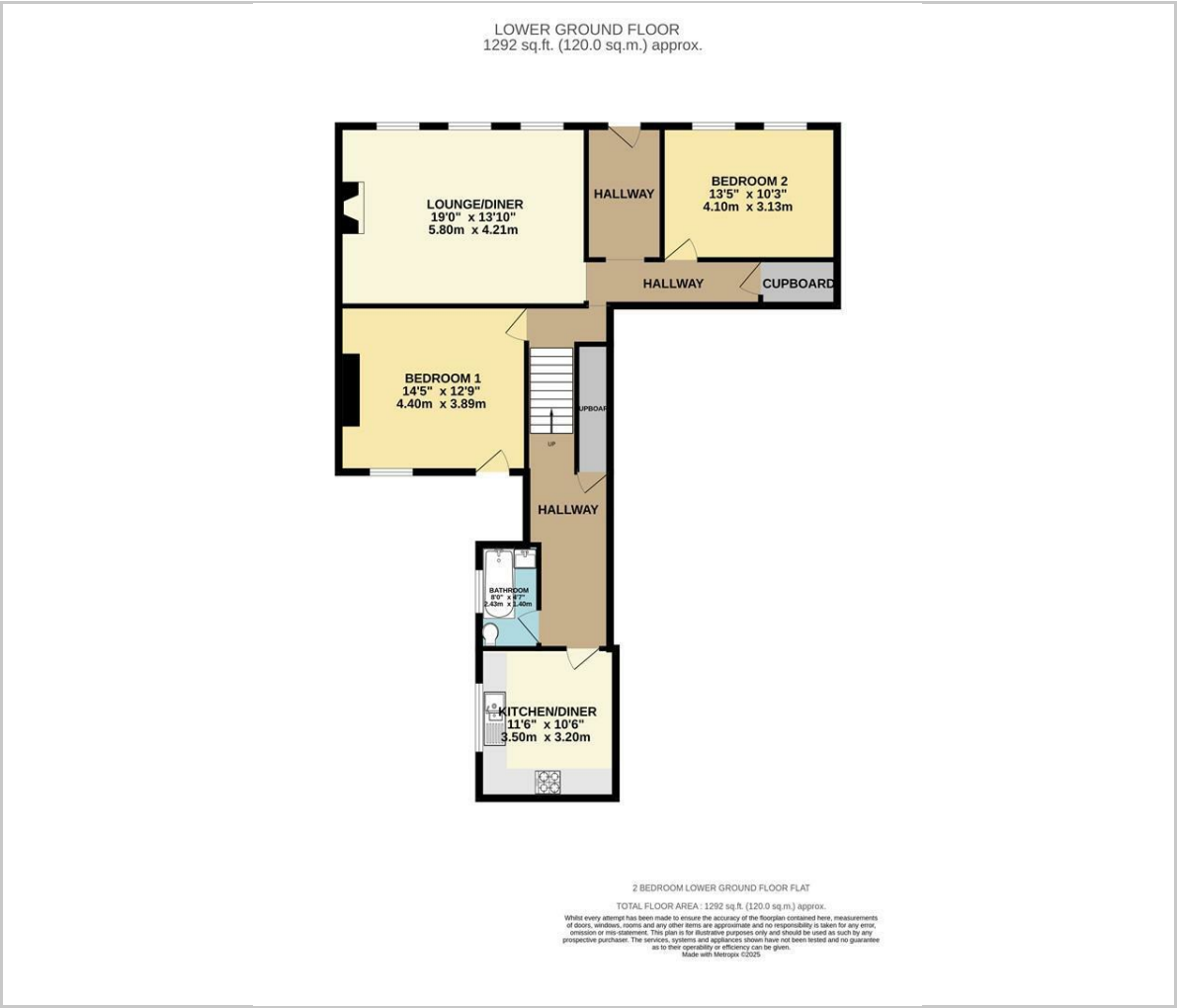


Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Floor Plan



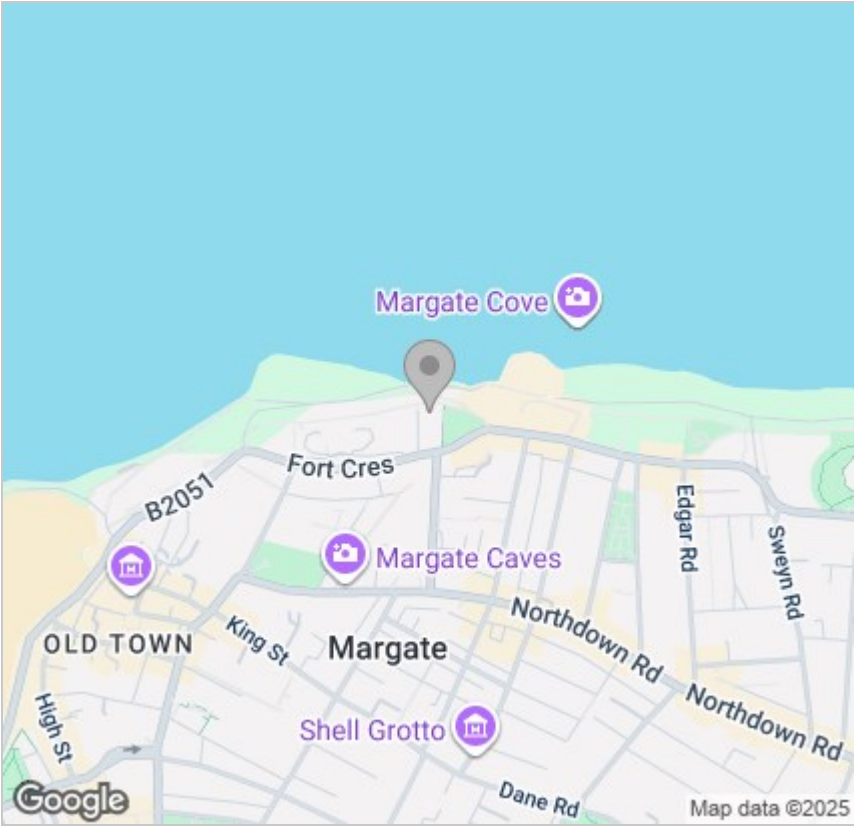
Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ
t 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com

Area Map



Energy Efficiency Graph

