

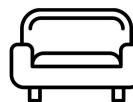


**PCM**

**£1,000**

2 x 

1 x 

1 x 

**Lewis Crescent,  
Cliftonville, Margate**

Lovetts are delighted to present this two-bedroom seafront apartment, offering an ideal home by the coast. The property features a spacious Hallway that leads to a large Living room, complete with a feature fireplace and bay windows that allow plenty of natural light. Toward the rear, you'll find a well equipped kitchen with fitted wall and base units, oven/hob, washing machine, fridge, freezer, and direct access to a private garden, perfect for outdoor space. Both bedrooms are generously sized, and the family bathroom features a matching three-piece suite. Just a short stroll from the sandy beach, this property is also conveniently located near local amenities and transport links.







- EPC Rating - D
- Available Mid February
- Ground Floor Apartment
- Rear Garden
- 1.6 Miles To Train Station
- Spacious Lounge
- Popular Northdown Road Nearby
- Quiet Location







| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
|                                             | 58                                                                                                          | 71        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

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

