GUILDCREST ESTATES



Lynton Court Mansions 93A Eastern Esplanade, Margate CT9 3AA

1 1 1

GUILDCREST ESTATES

Eastern Esplanade, Margate CT9 3AA

Asking price £250,000

We are delighted to present this newly refurbished, elegant one-bedroom apartment, set within the historic Lynton Court Mansions on Eastern Esplanade, perfectly positioned just moments from the seafront in the ever-evolving and increasingly sought-after coastal town of Margate.

Occupying a peaceful setting within this characterful building, the property immediately impresses with a long and graceful entrance hallway, complete with a charming archway that adds a sense of period character and understated elegance. The accommodation flows effortlessly, offering a separate WC and a beautifully appointed shower room with a generous walk-in shower, alongside a practical storage cupboard.

The kitchen is set apart from the living space and has been thoughtfully fitted in a timeless shaker style, complemented by brand new appliances and neutral tones that enhance the calm and considered feel of the home.

The bedroom is well-proportioned and tranquil, while the lounge provides a truly special space in which to relax. Bathed in natural light, this spacious room enjoys uninterrupted sea views towards Walpole Bay, with a bay window creating the perfect spot for a reading nook or quiet seating area to

























unwind and take in the ever-changing coastal scenery.

Located just a short stroll from the shoreline (approximately 2–3 minutes), the apartment offers effortless access to the seafront, while Margate train station (around 1 mile) and local amenities including Tesco on Northdown Road (approximately 0.5 miles) are all within easy reach.

This is a rare opportunity to acquire a home that combines period charm with a serene coastal lifestyle, equally suited as a full-time residence, investment, or a peaceful seaside retreat to escape to throughout the year.

Council Tax Band B
Leasehold - 125 years remaining
Maintenance Charge - £778.29 per annum
Mains water, sewer, electricity and with electric heating
Fixed wireless broadband

GUILDCREST ESTATES

Key Features

- The most amazing sea views
- Newly refurbished
- 1 double bedroom 2nd floor apartment
- Ultra modern kitchen with some integrated appliances
- Located close to sea front and shops
- Brand New Lease
- No Chain
- EPC rating E
- Service Charge £778.29 per annum

Important Information

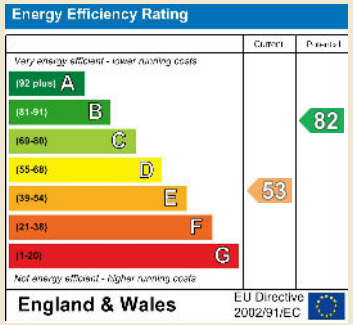
Leasehold
Apartment
855.30 sq ft
Council Tax Band B
EPC Rating E

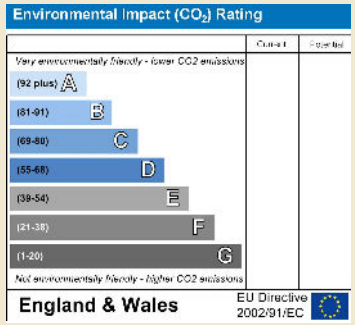
£250,000



SECOND FLOOR APARTMENT







01843 272200 www.guildcrestestates.co.uk
1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ

Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer 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.