

INIGO



Paragon Court

FORT PARAGON, MARGATE, KENT

£300,000 LEASEHOLD

Westward facing and on the border of Margate's Old Town and Cliftonville, this three-bedroom apartment offers Georgian seaside living with a decidedly contemporary edge. Set on the third floor of the Grade II-listed Paragon Court, its elevated position and large sash windows afford coastal views out along the clifftops, reaching as far as Reculver Towers. From here, it's easy to see why Turner declared that "the skies over Thanet are the loveliest in all of Europe".

Setting the Scene

Built in the late Georgian era following Margate's accession as the seaside resort for the wealthy and fashionable, Paragon Court is an integral landmark in the town's architectural landscape. While Margate's principal stylistic allegiance was to London's suburbs during this period, other influences can here be detected. Once draped with canopied balconies, there are touches of the elegant terraces of Brighton or Cheltenham in its stuccoed and ordered façade.

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Following the development of Clifton Lido and Paragon Court, the area became a centre of Victorian and Edwardian Margate leisure, including the council-constructed bandstand on Fort Paragon. With the construction of the pioneering Winter Gardens, the area was renowned for its musical performances throughout the 20th century. For more information, please see the History section.

Grand Tour

The heart of this home is the bright and contemporary kitchen and living space. While the far-reaching views out of sash windows draw attention towards the coastline, the calm and cosy living/dining area is equally a sight for sore eyes. It's easy to imagine hunkering down as a storm gathers here, or basking in the golden hues of a summer sunset with a glass of wine.



Bespoke and well-organised, the kitchen's units are topped with a pink concrete work surface and faced in a warm plywood that echoes the timber floorboards underfoot. This modern material palette is continued throughout the apartment to craft storage, a vanity unit and a built-in bed. The effect is a considered cohesion that allows the whole home to be read as one.

There are three bedrooms in all, two of which face west and share the same expansive views as the kitchen. The bathroom is clad in jungle green terrazzo tiles that contrast pleasingly with more pink concrete.

Out and about

The seaside town of Margate is known for its wonderful creative community and abundance of galleries and contemporary art spaces. It's home to the Turner Contemporary, named after landscape painter J. M. W. Turner, a brilliant contemporary art space with far-reaching views over the sea and is a less than 10-minute stroll from the house. Gallery Carl Freedman, also less than a 10-minute walk from the apartment, is a newer addition to the art scene, with murmurs of further creative initiatives to follow.

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Among the favoured restaurants are Angela's, a sustainable seafood bistro, and its sister restaurant, Dory's, a fantastic seafood bar that works closely with Kentish fishermen and independent growers to build its menus. Other much-loved dining spots include Sargasso, Bottega Caruso, Sete and the fabulous brunch spot opposite Paragon Court, Forts. Pub Rose in June is tucked away and makes a wonderful stop after a walk along the seafront. Little Swift is an excellent choice for cocktails and natural wine and Dive is a must for margaritas and tacos. Independent retailers include clothing shop Werkhaus, Haeckels, a skincare shop with treatment rooms, and the cosy Margate Bookshop. Be sure to visit Dreamland, a vintage theme park with rides, musical acts and a drive-in cinema.

The beachfront is a natural attraction, leading to numerous walks such as the Viking Coastal Trail (an eight-mile hike linking the towns of Ramsgate, Broadstairs and Margate along Kent's cliffs and beaches). Walpole Bay Tidal Pool is a short walk away and is a perfect spot for a dip. The nearby coastal towns of Broadstairs and Ramsgate are also well known for their array of pubs, restaurants and independent shops, as are Herne Bay and Whitstable, which are slightly further afield.

Margate has excellent links to London, with services to London St Pancras in under an hour and a half or London Victoria in one hour and 45 minutes. There are trains to Canterbury in half an hour, which is also a short drive away.

Tenure: Leasehold

Lease Length: Approx. 112 years remaining

Service Charge: Approx. £3000 per annum. Works to redecorate the communal parts of the building are scheduled, to be managed within the existing service charge amount.

Ground Rent: £300

Council Tax Band: A

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.