

Former Nurses Residence, Canterbury Road, Margate, Kent.
A UNIQUE DEVELOPMENT OF 29 APARTMENTS
IN HISTORIC BUILDING CLOSE TO BEACHES AND TRAIN STATION



The historical Nurses Residence at the Royal Seabathing Hospital on the borders of Margate and Westbrook has been beautifully restored. It has been sensitively converted by London based Build Vantage into 29 luxury apartments, including three stunning penthouses with balconies on the fourth floor, providing amazing views across Westbrook bay and across Margate. You can feel the original character of the place as you look at the attractive turrets and multi pane sash windows when you first set eyes on this unique building.

It is only about 50 yards to the seafront and the Strokes adventure golf course and a few minutes walk to Dreamland, Margate Main Sands and a myriad of bars, restaurants and shops – particularly those you can discover in Margate Old Town. It is also less than half a mile to the station where the high speed train can whisk you to London in an hour and a half. So as well as providing delightful full time homes, the apartments will make ideal holiday and weekend retreats. Whether you have children who want to have fun on the beach and Dreamland or you want to relax over dinner in one of the excellent restaurants. Maybe take in a little culture at the Turner Contemporary art gallery or be entertained in one of the local theatres.

The Royal Seabathing Hospital was one of the oldest orthopaedic hospitals in the world. It was founded in 1791 by Dr John Coakley Lettsom who, apart from his medical work, was a man of many parts. He was a famous botanist, popularised tea drinking and was the founder of the Medical Society of London. The hospital was designed to treat tuberculosis using the Thelasso-therapy treatment. This 'sea water' treatment for TB was originally introduced by Dr Richard Russell in Brighton for the rich and famous but Dr Lettsom decided to create a similar facility in Margate for the poor and deprived people of London's East End, who benefited from their sojourn by the sea. Significant extensions to the hospital including the impressive chapel were built through funds donated by Sir Erasmus Wilson, president of the Royal College of Surgeons in 1888 and the Nurses Residence was a subsequent addition. The hospital ultimately opened its doors to the wider community with such illustrious patients as Karl Marx but it finally closed in 1996 after more than two hundred years although the Nurses Residence continued to be used for a number of years.





Ground floor

Seven two bedroom apartments. Price range £180,000 - £205,000

First floor

Seven two bedroom apartments. Price range £175,000 - £220,000

Second floor

Seven two bedroom apartments. Price range £180,000 - £230,000

On the third floor you will find five apartments with lovely views including some superb double aspect sea views.

Third floor two bedroom apartment. £225,000

Third floor three bedroom apartments. Price range £315,000 - £330,000

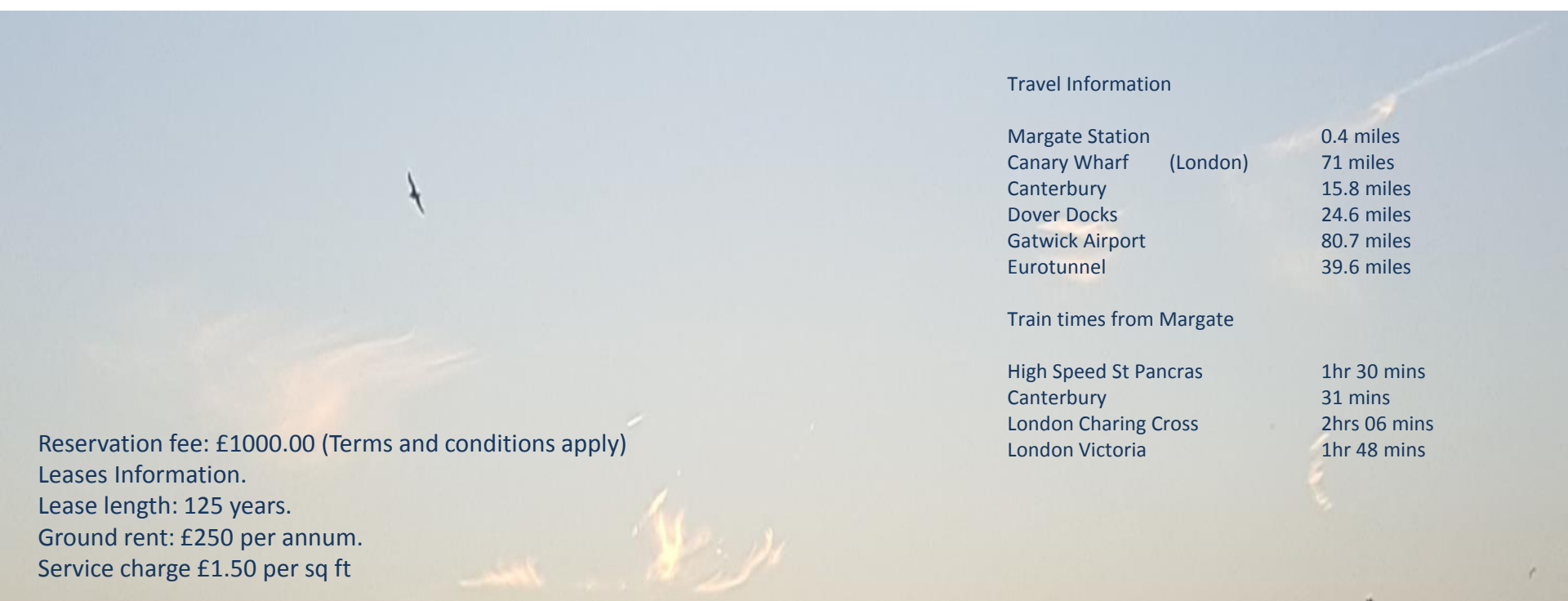
Third floor four bedroom apartment. Price range £425,000

The penthouse apartments on the top floor are truly sensational. Each apartment is surrounded by a large, wraparound balcony roof terrace where you can sit outside and enjoy seeing much of the coastline laid out before you or have a night cap watching the Turner sunsets. All of the penthouses have three bedrooms with en suite facilities off the master bedrooms, a family bathroom and a large open plan living space with very high quality kitchens and luxury appliances.

Price on application.

- ✓ Lift to all floors
- ✓ Contemporary Kitchens
- ✓ Whirlpool and Zanussi integrated appliances
- ✓ Dedicated parking
- ✓ Secure entry system
- ✓ Designer radiators powered by Vaillant gas boiler
- ✓ Nest digital thermostat for energy saving
- ✓ Designer style bathroom suites
- ✓ Grohe taps and showers
- ✓ Energy saving LED down lighting
- ✓ Quality Amtico flooring throughout
- ✓ Oak veneered fire rated PREM doors throughout
- ✓ TV & telephone points
- ✓ Communal bike store with security mounts
- ✓ 10 Year Global warranty





Reservation fee: £1000.00 (Terms and conditions apply)

Leases Information.

Lease length: 125 years.

Ground rent: £250 per annum.

Service charge £1.50 per sq ft

Travel Information

Margate Station	0.4 miles
Canary Wharf (London)	71 miles
Canterbury	15.8 miles
Dover Docks	24.6 miles
Gatwick Airport	80.7 miles
Eurotunnel	39.6 miles

Train times from Margate

High Speed St Pancras	1hr 30 mins
Canterbury	31 mins
London Charing Cross	2hrs 06 mins
London Victoria	1hr 48 mins



Kent Office

Office 16 | Innovation House | Discovery Park
Ramsgate Road | Sandwich | CT13 9ND



Kent 01843 808088

London 0203 7733222

Essex 01708 871444

Essex & London Office

92 Goodmayes Road | Goodmayes
Essex | IG3 9UU