



GUILDCREST ESTATES



2 Bowes Avenue, Margate CT9 5EP



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Bowes Avenue, Margate CT9
5EP

£650,000

Located on the sought-after Bowes Avenue in Margate, this impressive detached and extended chalet bungalow offers a perfect blend of comfort and modern living. Set on a generous corner plot, the property is ideally located just a short stroll from the picturesque seafront, making it a prime choice for those who appreciate coastal life.

Upon entering, you are welcomed into a spacious L-shaped reception and dining area, enhanced by rooflights that flood the space with natural light. This inviting area seamlessly flows into a contemporary high-gloss kitchen, complete with integrated appliances and a convenient utility area. The ground floor also features a versatile reception room, currently utilised as a second lounge, providing ample space for relaxation and entertainment. Additionally, you will find three well-proportioned double bedrooms, a modern shower room, and a separate WC, ensuring comfort for family and guests alike.

On the first floor the loft has been thoughtfully converted to create a bright and airy master bedroom, complete with an ensuite bathroom, offering a private retreat away from the hustle and bustle of daily life.

Outside, the property boasts a large garage and a driveway with space for several





vehicles, a rare find in this desirable area. The sunny, low-maintenance paved garden is perfect for outdoor gatherings, while additional garden space to the side provides further opportunities for gardening enthusiasts or additional leisure space.

This delightful home is a true gem in Margate, combining spacious living with a prime location, making it an ideal choice for families or those seeking a tranquil coastal lifestyle.



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Key Features

- Detached and extended chalet bungalow on a large corner plot
- Sought-after Avenues location just a short stroll from the seafront
- Spacious L-shaped reception and dining area with rooflights and a second reception room
- High-gloss kitchen with integrated appliances and utility area
- Three double bedrooms on ground floor serviced by a shower and WC
- Master bedroom with ensuite bathroom
- Garage, driveway and low maintenance paved garden

Important Information

Freehold

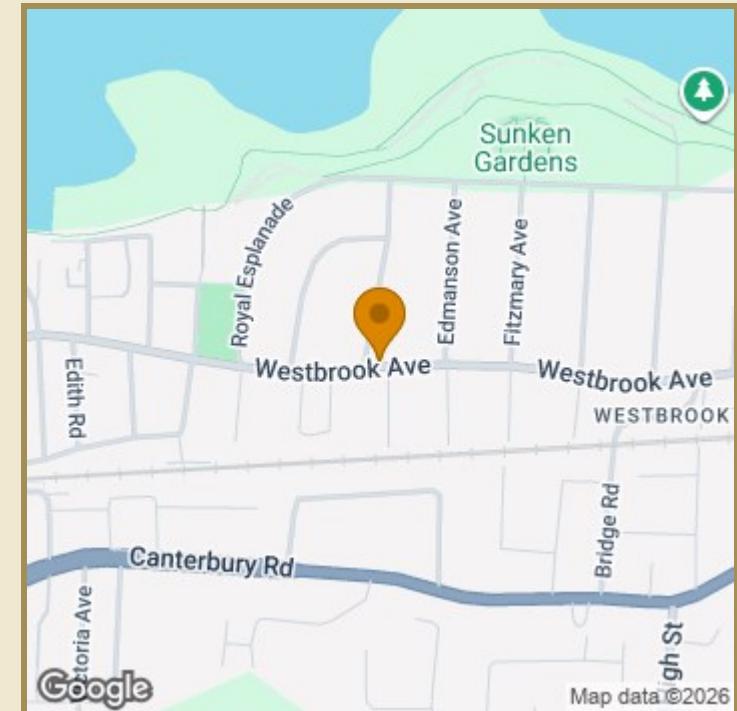
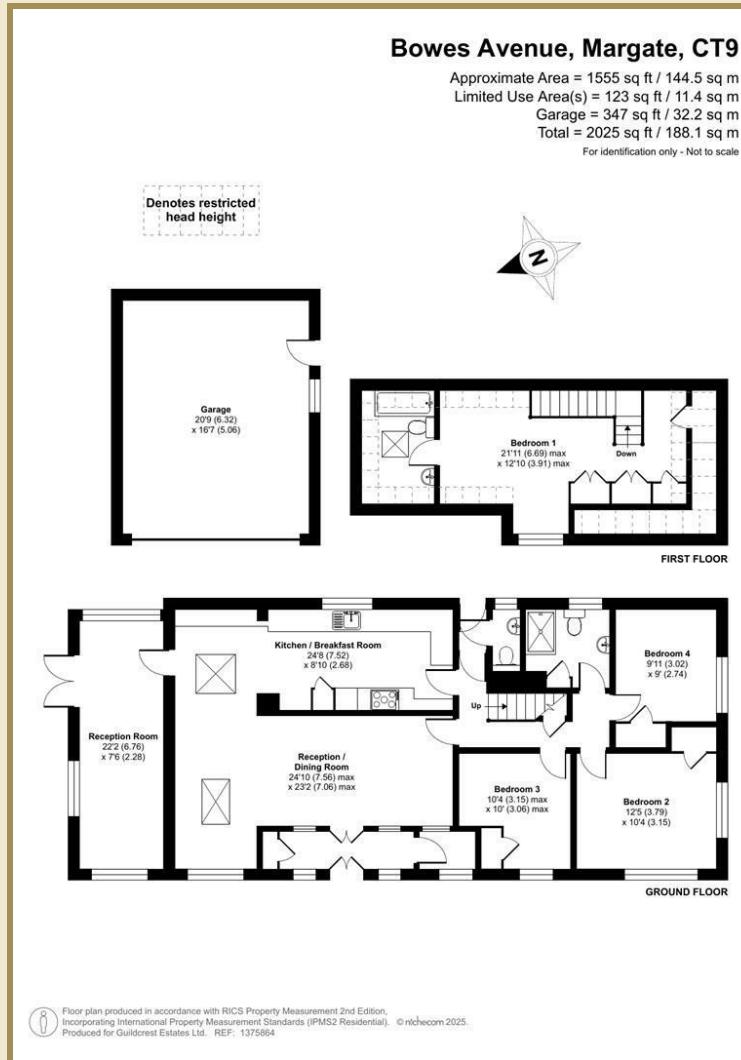
Bungalow - Detached

2025.00 sq ft

Council Tax Band D

EPC Rating C

£650,000



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

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

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.



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