



4 Ashurst Gardens, Cliftonville, Margate CT9 3HW



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GUILDCREST ESTATES

Ashurst Gardens, Cliftonville,  
Margate CT9 3HW

**£415,000**

Tucked away in a peaceful cul-de-sac just moments from the picturesque seafront, this delightful detached bungalow offers the perfect blend of coastal living and everyday convenience.

Having been recently redecorated and fitted with new carpets throughout, the property enjoys a fresh, contemporary feel throughout.

The home is entered via a practical porch leading to a spacious entrance hall, featuring three useful storage cupboards.

The bright and generously proportioned lounge provides a welcoming space to relax and flows seamlessly into a charming conservatory - ideal for dining, entertaining, or enjoying family time all year round.

The recently fitted modern kitchen is both stylish and practical, complemented by a separate utility area designed to meet day-to-day needs.

There are three well-proportioned bedrooms, including two generous doubles with built-in wardrobes, offering excellent storage. The third bedroom provides a versatile space, perfect for a home office, guest room, or playroom.





The tastefully tiled bathroom features a shower over the bath, creating a calm and comfortable retreat.

Outside, the low-maintenance garden offers a sunny retreat with a partial sea view, allowing you to enjoy the soothing sound of the waves, creating a tranquil outdoor space for relaxation. Additionally, the property benefits from a garage and driveway, providing additional storage space and convenient off-street parking.

This charming bungalow presents an excellent opportunity for those seeking a peaceful coastal lifestyle while remaining close to local amenities and the beautiful Margate seafront. Ideal for downsizers or families alike, this home is sure to impress.



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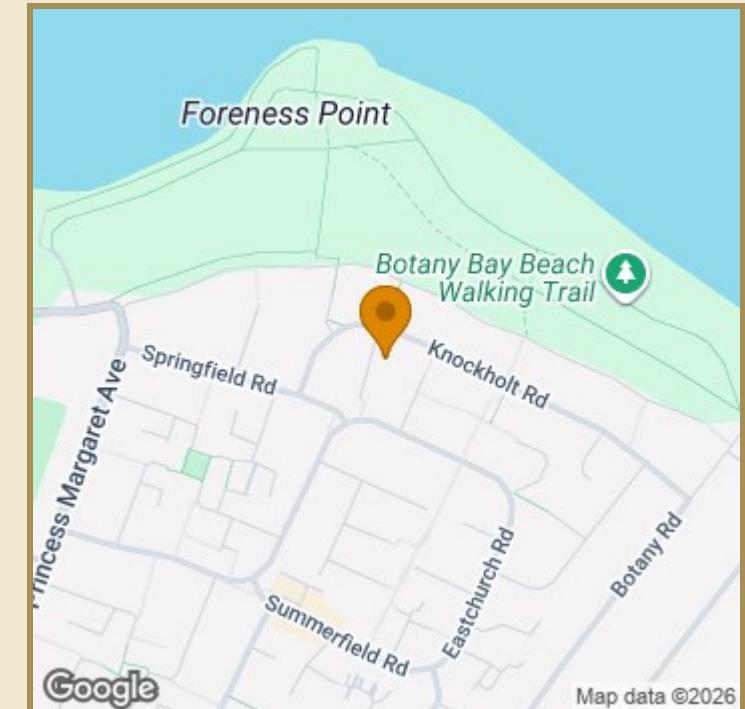
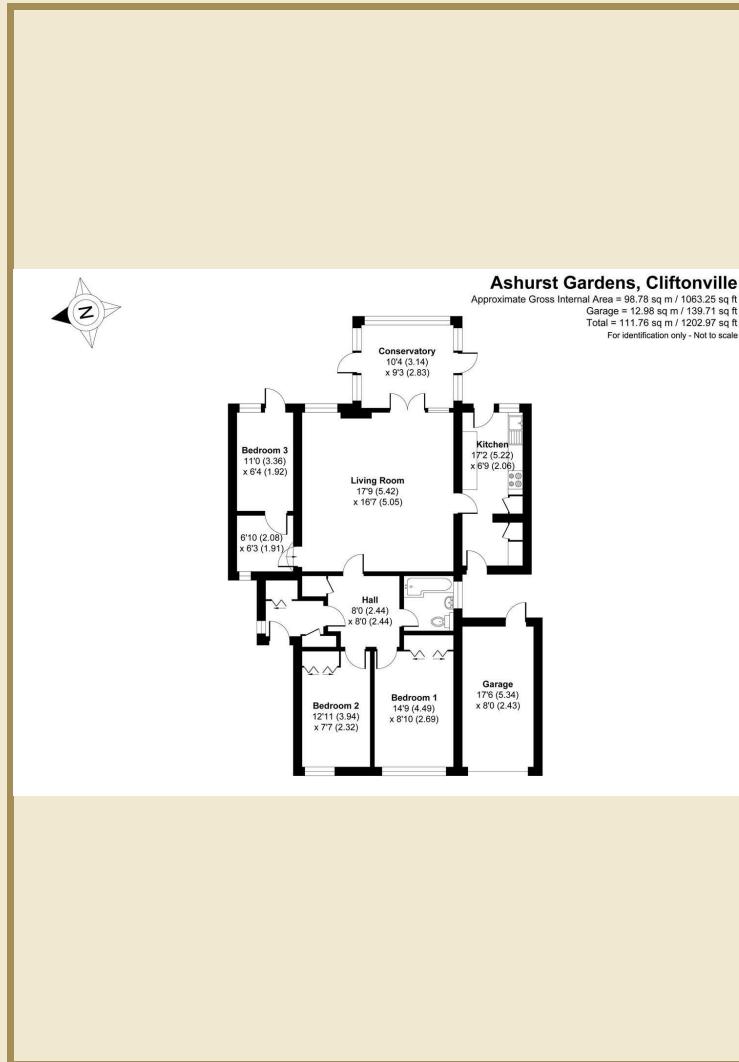
## Key Features

- Lovely, detached bungalow in a peaceful cul-de-sac location
- Walking distance to both Palm Bay and Botany Bay
- Bright and spacious lounge leading to an inviting conservatory
- Newly fitted kitchen with a separate utility room
- Modern and stylish tiled bathroom
- Freshly decorated with new carpets fitted throughout
- Garage and driveway
- Sunny low maintenance rear garden

## Important Information

Freehold  
Bungalow  
1202.00 sq ft  
Council Tax Band C  
EPC Rating C

£415,000



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
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