



GUILDCREST ESTATES



2 Bowes Avenue, Margate CT9 5EP



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Bowes Avenue, Margate CT9  
5EP

**£625,000**

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.



Council Tax Band D

Freehold

Mains water, sewer, electricity, gas with gas central heating

Fixed wireless broadband





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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

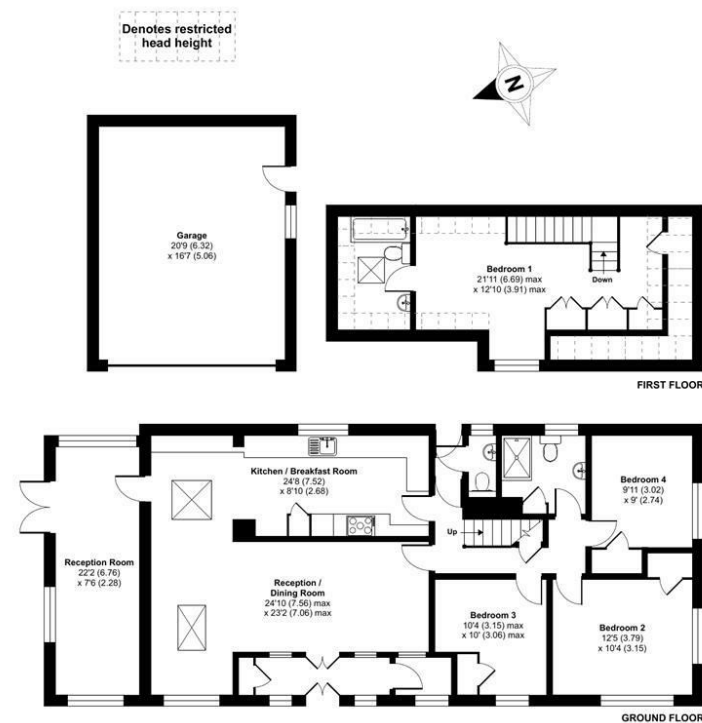
## Important Information

Freehold  
Bungalow - Detached  
2025.00 sq ft  
Council Tax Band D  
EPC Rating C

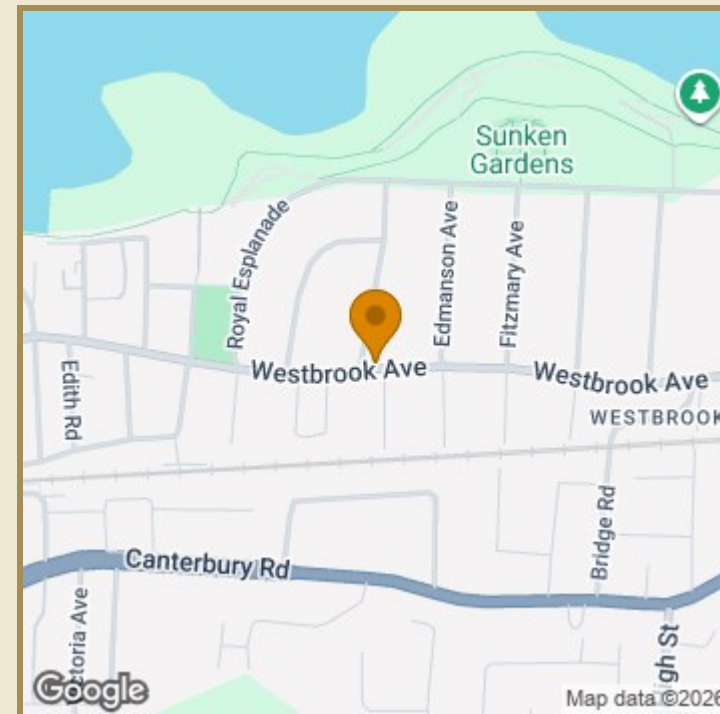
£625,000

### Bowes Avenue, Margate, CT9

Approximate Area = 1555 sq ft / 144.5 sq m  
Limited Use Area(s) = 123 sq ft / 11.4 sq m  
Garage = 347 sq ft / 32.2 sq m  
Total = 2025 sq ft / 188.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Guildcrest Estates Ltd. REF: 1375864



| 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 |                         |           |
|                                             | 72                      | 80        |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| 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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