



## Price

£465,000

## Freehold

2 x 

1 x 

2 x 

**Eastchurch Road,  
Cliftonville, CT9**



This contemporary Detached Bungalow offers a harmonious blend of style and functionality. The open-plan living area showcases a vaulted ceiling with exposed beams, creating a sense of spaciousness and architectural interest. A skylight floods the space with natural light, enhancing the airy ambiance.

The kitchen is a chef's dream, boasting sleek cabinetry, high-end appliances, and a central island with seating. Pendant lighting adds a touch of sophistication, while the adjoining dining area creates a seamless flow for entertaining, with sliding doors providing access to the rear garden. The garden has been thoughtfully laid out with built-in planters, outdoor power, and a large patio area with a manageable lawn, perfect for young children. Also within the garden is a spacious outbuilding, which houses a large office and gym. Fully insulated, powered, and soundproofed, this versatile space offers the ideal environment for work or relaxation.



Two well-appointed bedrooms provide comfortable retreats. The primary bedroom, measuring 11.0 m<sup>2</sup>, features a rattan pendant light and ample natural light through large windows. Off of the primary bedroom, you'll find a walk-in wardrobe, offering abundant storage space while maintaining a clean, organized, and calming sleeping area. The second bedroom, with built-in storage and delicately finished, is versatile and could serve as a guest room or nursery.

The modern bathroom elevates the living experience, with a striking walk-in shower and a skylight.

Throughout the Bungalow, a neutral colour palette with pops of warm tones creates a cohesive and inviting atmosphere. Hardwood floors, textured walls, and carefully chosen furnishings complete the sophisticated aesthetic of this thoughtfully designed living space.



Lovetts Birchington Ltd. Trading as Lovetts Property Services  
Registered Office – 13 Station Road, Birchington, Kent, CT7 9DJ  
Reg. In England No. 4264378 VAT No.785 158296  
Directors: Richard Crosby MNAEA & Tracey Crosby







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- EPC Rating - C
- Recently Refurbished
- Single Garage
- Great Order Throughout
- Sought after location
- Detached Bungalow
- Walk-in Wardrobe
- Garden Room
- Close to Seafront



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Eastchurch Road,  
Margate, CT9 3HZ



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	84
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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