



GUILDCREST ESTATES



12 Bowes Avenue
Margate CT9 5EP





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**Bowes Avenue
Margate, CT9 5EP
Offers in excess of
£595,000**

A BEAUTIFUL DETACHED BUNGALOW IN THE VERY SOUGHT AFTER AVENUES LOCATION

A rare gem, this charming, detached bungalow is perfectly situated in the beautiful coastal town of Westbrook, near Margate. It is perfectly placed, close to all local amenities, with shops, restaurants, a train station and stunning Blue Flag beaches within walking distance. This property also benefits from being on a main bus route with local primary, secondary and grammar schools a short distance away.

With a side entrance, there is a great size porch with a beautiful stained glass window leading through the front door into the hallway.

Rooms leading off the central hall there is a spacious lounge/diner, which has been extended, perfect for entertaining. There are large patio doors which open out to the private garden with established landscaping. A great focal point to this room is the log burner and oak flooring.



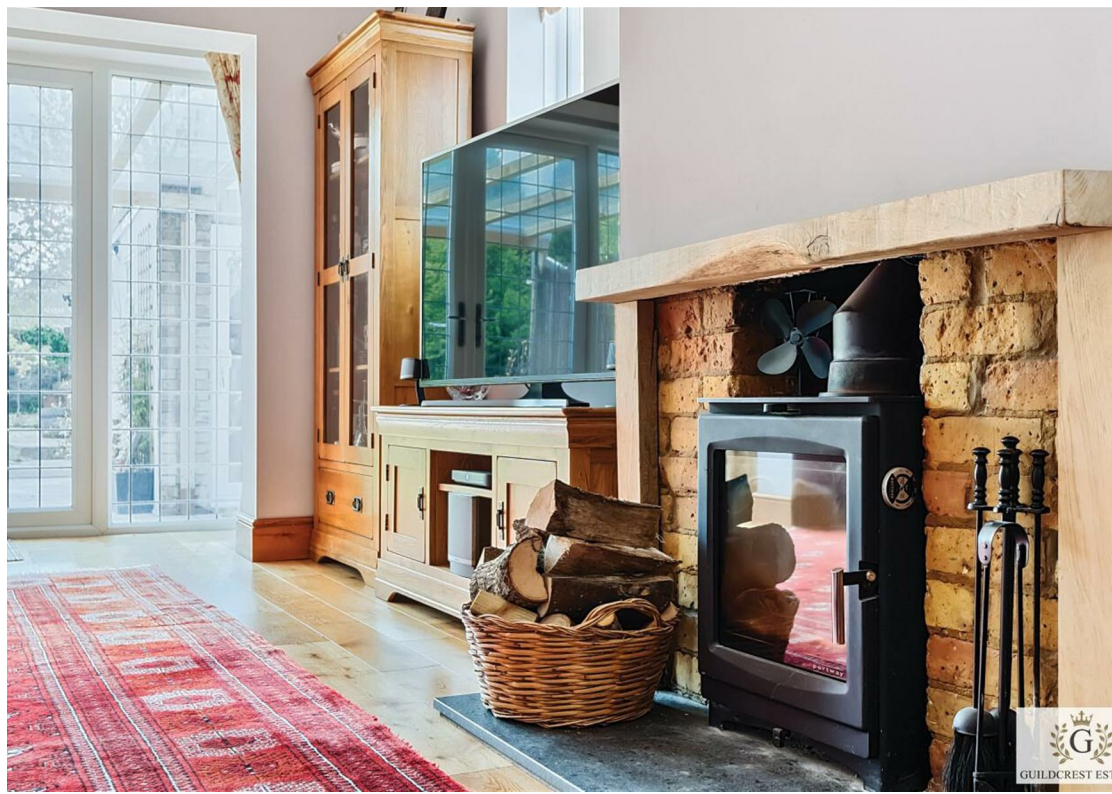


There is a modern kitchen which has a range of Cashmere gloss wall and base units with integrated appliances and a peninsula with inset sink unit. The bright family bathroom is found off the main hallway.

The master bedroom, at the front of the house, has an en-suite shower room with double shower cubicle. The second bedroom, is also at the front of the property, both have tinted double glazed windows. The third bedroom is currently being used as a home office and has fitted wardrobes and oak flooring.

Set back from the road, this home boasts a driveway with parking for 3/4 vehicles with gates leading to an enclosed rear garden measuring approx. 80ft, which is laid to lawn with mature trees and shrubs. The former garage has been turned into a useful office with hard-wired CAT 6 broadband and utility room.

This beautiful property needs to be viewed to appreciate the space and quality of finish.



Bowes Avenue, Margate, CT9

Approximate Area = 1001 sq ft / 93 sq m

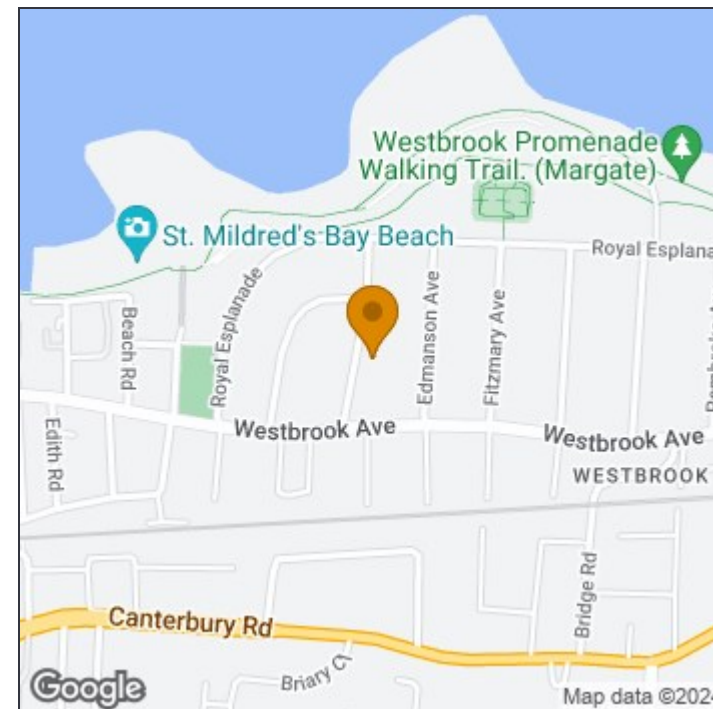
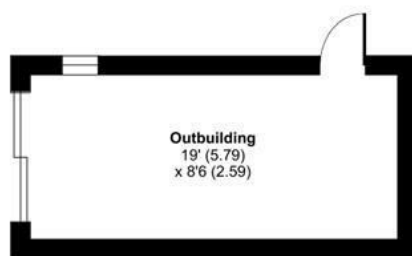
Outbuilding = 161 sq ft / 14.9 sq m

Total = 1162 sq ft / 107.9 sq m

For identification only - Not to scale



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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Guildcrest Estates Ltd. REF: 1111936

Manston

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