



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

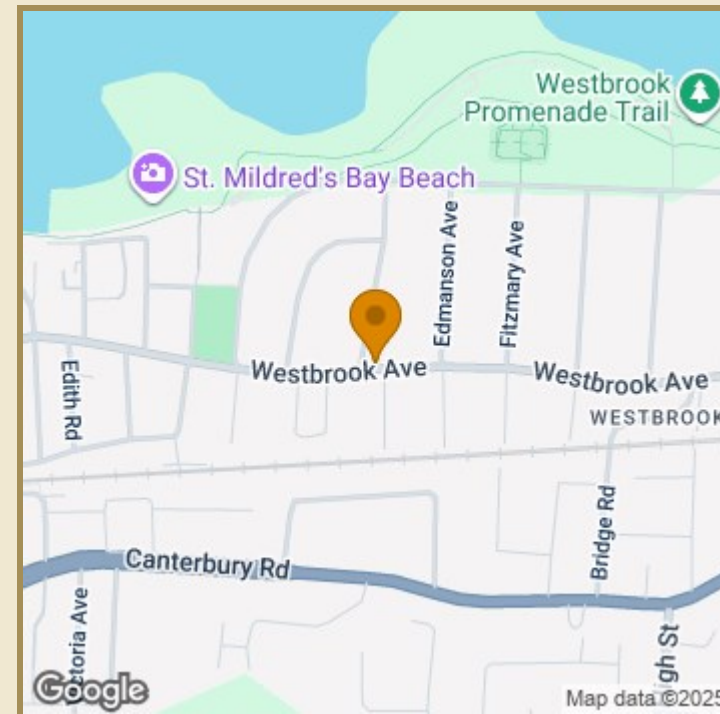
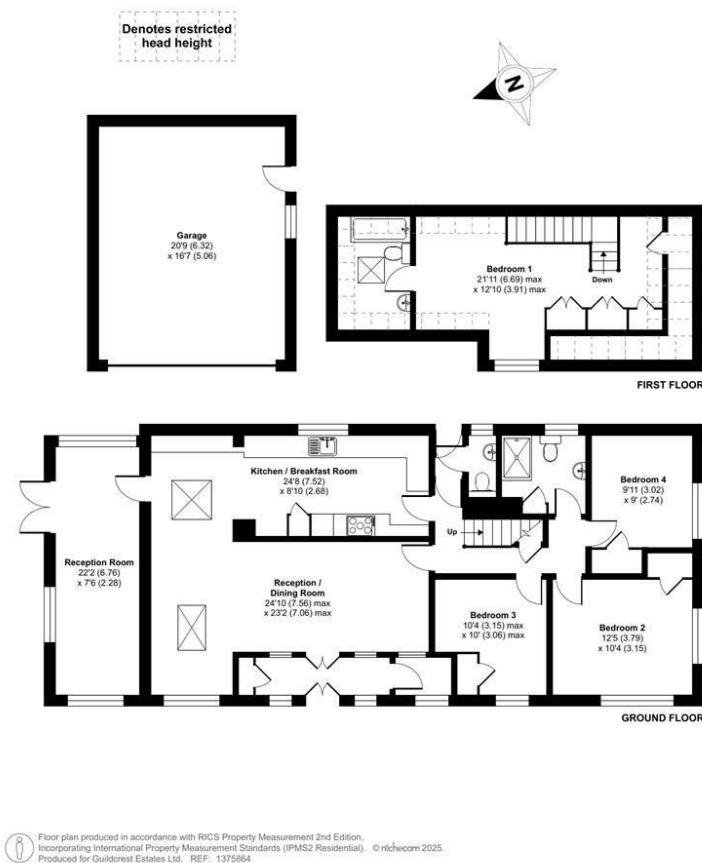
Important Information

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

£650,000

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



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 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	



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