



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

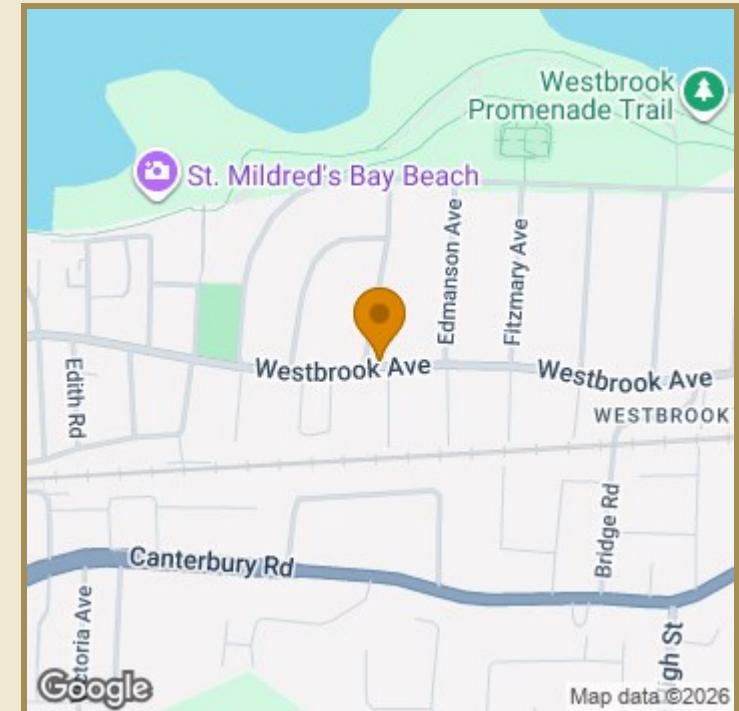
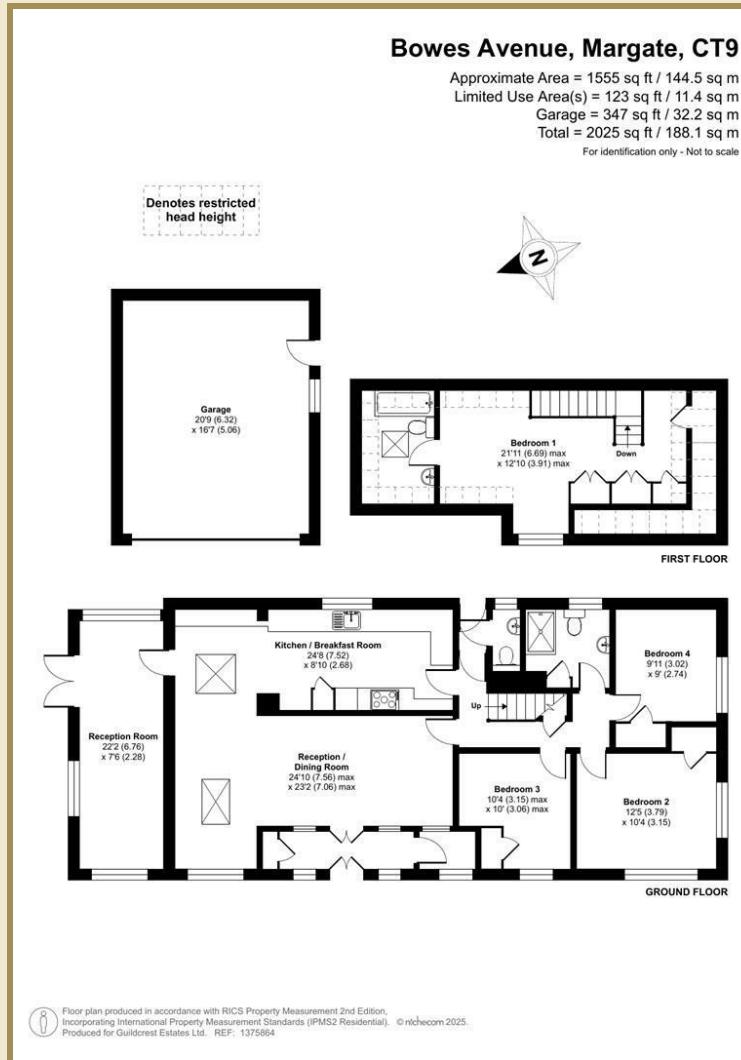
Bungalow - Detached

2025.00 sq ft

Council Tax Band D

EPC Rating C

£650,000



### 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		
<i>Not energy efficient - higher running costs</i>		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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