



GUILDCREST ESTATES



31 Lonsdale Avenue, Margate CT9 3BY





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3BY

Offers in excess of £500,000

Located in the desirable Avenues of Margate, this charming detached chalet bungalow offers a perfect blend of comfort and versatility. The property boasts a delightful self-contained annex on the top floor, complete with its own kitchen, living room, and bathroom, making it an ideal space for guests or as a rental opportunity.

Upon entering the ground floor, you are greeted by a bright and spacious living room that invites relaxation and social gatherings. The expansive conservatory, drenched in natural light, provides a serene space to enjoy the surrounding views of the beautifully maintained garden. The well-appointed kitchen/dining room is perfect for family meals and entertaining, while three generously sized bedrooms and a modern shower room complete the ground floor layout.

Venture upstairs to discover the annex, featuring a second kitchen/living room, a large double bedroom, and an additional bathroom, ensuring privacy and convenience for its occupants.

Externally, the property is equally impressive, with a lovely garden that offers a tranquil retreat, a garage for secure storage, and off-street parking for up to three vehicles, catering to the needs of a busy family.





Located just a short stroll from the picturesque Palm Bay beach, this bungalow presents an exceptional opportunity for those seeking a spacious family home in a sought-after area. With its unique features and prime location, this property is not to be missed.



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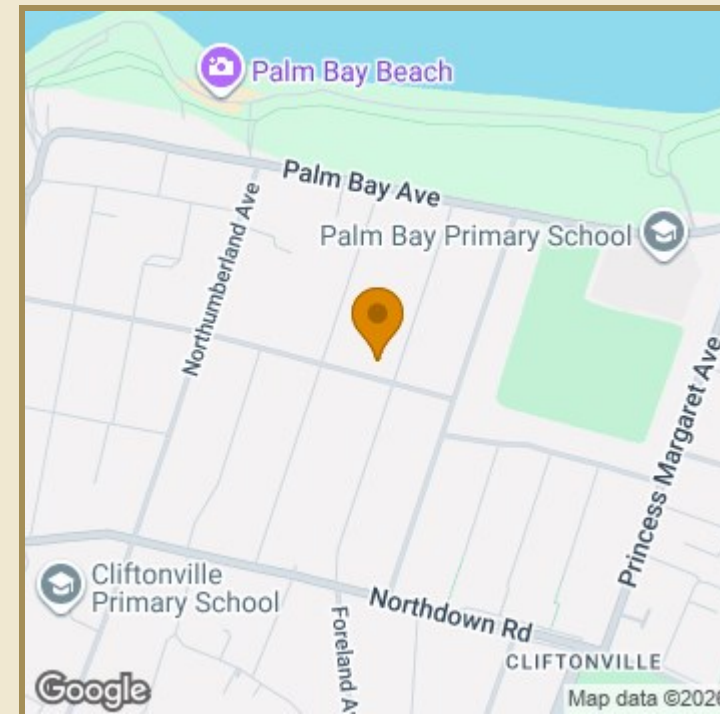
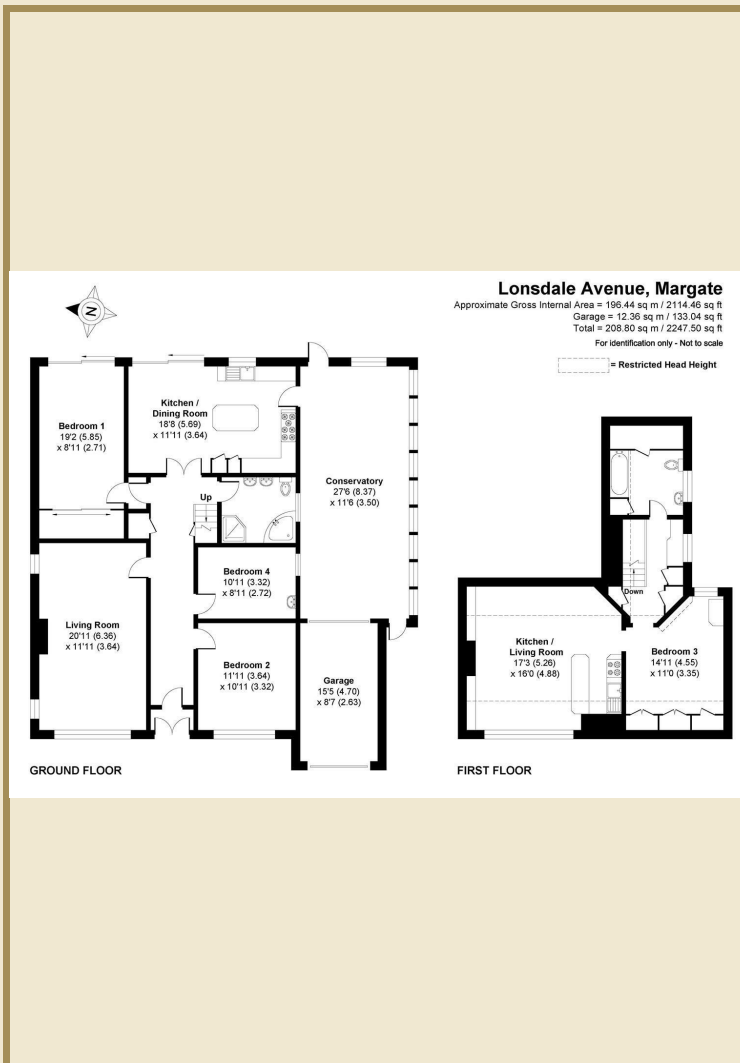
Key Features

- Charming detached chalet bungalow
- Desirable Avenues location
- Self-contained top floor annex flat, ideal for Airbnb lets
- Bright and spacious living room
- Expansive conservatory
- Three generous ground floor bedrooms and a shower room
- Beautifully maintained garden
- Garage and off-street parking for two cars
- Annex flat with a kitchen/living room, bedroom and bathroom
- Located just a short stroll from Palm Bay

Important Information

Freehold
Bungalow - Detached
2247.00 sq ft
Council Tax Band B
EPC Rating C

£500,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 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			
		74	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 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	



01843 272200 www.guildcrestestates.co.uk

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



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