



GUILDCREST ESTATES



52 The Ridgeway, Broadstairs CT10 2HE





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£375,000

Tucked away in a peaceful cul-de-sac in Broadstairs, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. The property boasts a bright and spacious interior, making it an ideal home for families or those seeking a peaceful retreat.

Upon entering, you are welcomed by a generous lounge that provides an inviting space for relaxation and entertainment. The large kitchen, complete with a dining area, is modern and well-equipped, perfect for culinary enthusiasts and family gatherings alike. The bungalow features two comfortable bedrooms, ensuring ample space for rest and privacy. The contemporary shower room adds a touch of luxury to your daily routine.

Outside, the property is equally impressive. A well-maintained rear garden offers a tranquil outdoor space, ideal for gardening, entertaining, or simply enjoying the fresh air. The driveway accommodates parking for up to three vehicles, while the garage provides additional storage space, enhancing the practicality of this lovely home.

This bungalow is situated in a great location, close to local amenities and the beautiful coastline that Broadstairs is renowned for. With its combination of modern features and





spacious living areas, this property is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this charming bungalow your new home.



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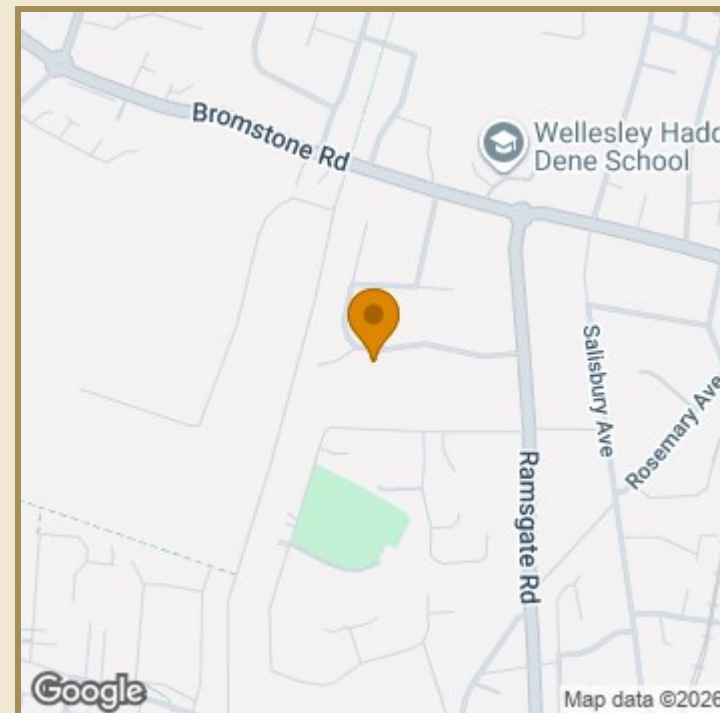
Key Features

- Bright and spacious semi detached bungalow
- Tucked away in a peaceful cul-de-sac in the sought-after coastal town of Broadstairs
- Generous lounge offering an inviting space for relaxation and entertaining
- Modern fitted kitchen with ample workspace and a dedicated dining area
- Two well-proportioned bedrooms
- Stylish contemporary shower room
- Well-maintained rear garden
- Private driveway providing off-road parking
- Garage offering secure parking or additional storage

The Ridgeway, Broadstairs
 Approximate Gross Internal Area = 90.88 sq m / 1029.89 sq ft
 Garage = 15.36 sq m / 165.33 sq ft
 Total = 111.04 sq m / 1195.22 sq ft
 For identification only - Not to scale

GROUND FLOOR
 Living Room: 17'8" (5.38) x 11'11" (3.64)
 Kitchen / Dining Room: 20'1" (6.12) x 12'9" (3.77)
 Bedroom 1: 14'5" (4.41) x 9'5" (2.87)
 Bedroom 2: 9'10" (2.8) x 9'0" (2.74)

GARAGE
 16'8" (5.03) x 8'5" (2.56)



Important Information

Freehold
 Bungalow - Semi Detached
 1195.00 sq ft
 Council Tax Band C
 EPC Rating

£375,000

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			
Not energy efficient - higher running costs			
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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