



26 MARSHALL CRESCENT BROADSTAIRS, CT10 2HS

**£370,000
FREEHOLD**

A beautifully refurbished detached bungalow offering bright, spacious living and effortless single-storey comfort, set in a peaceful Broadstairs location, ready to move straight in and enjoy.



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26 MARSHALL CRESCENT



INTRO

This well-presented two-bedroom detached bungalow offers spacious, light-filled accommodation and has recently been refurbished, featuring a modernised kitchen and bathroom. It is ideal for a buyer looking to move straight in and enjoy the property from day one, combining a practical layout with generous room sizes and a warm, homely feel throughout.

THE PROPERTY

The property is entered directly into the kitchen, which has been recently updated to provide a modern and functional space for everyday living. From here, access leads through to the living room, positioned to the front of the property and measuring approximately 17'4" in length, creating a spacious and welcoming main reception area filled with natural light.

There are two well-proportioned bedrooms, including a generous master bedroom with built-in cupboards and a dressing area. The second bedroom provides access to a delightful sun room overlooking the garden, offering a quiet space to relax. A centrally located bathroom completes the internal layout.

LOCATION

Marshall Crescent is a quiet and well-regarded residential road in Broadstairs, ideally positioned for access to the town centre, local shops, transport links and the seafront. This location makes the property particularly appealing to downsizers, retirees

or anyone seeking comfortable single-storey living in a popular coastal setting.

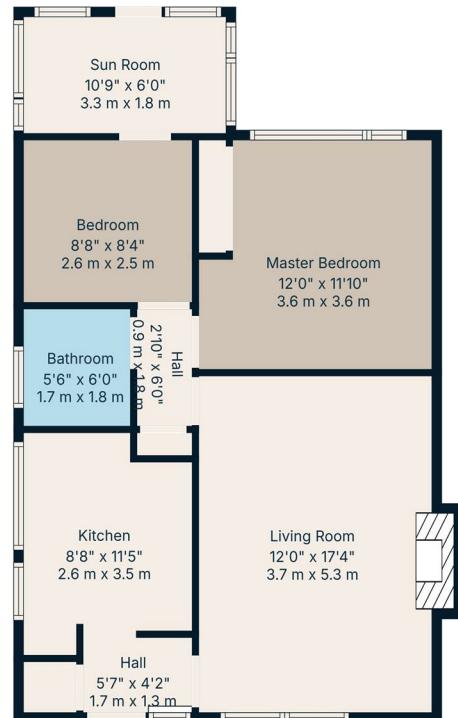
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TOTAL: 688 sq. ft, 64 m2
 Ground floor: 688 sq. ft, 64 m2
 EXCLUDED AREAS: FIREPLACE: 7 sq. ft, 1 m2, WALLS: 55 sq. ft, 5 m2

Plan Is As Accurate As Possible But Measurements And Layout Remain Approximate.



EPC Rating: C Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		71
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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