



## 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.

  
**MANYWEATHERS**  
ESTATE AGENCY



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### 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.

### AML & Buyer Protection Notice

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45(incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. As part of this process, you'll also receive three months of complimentary Lifetime Legal membership, which includes Mover Protection - covering certain costs if your purchase falls through due to no fault of your own.

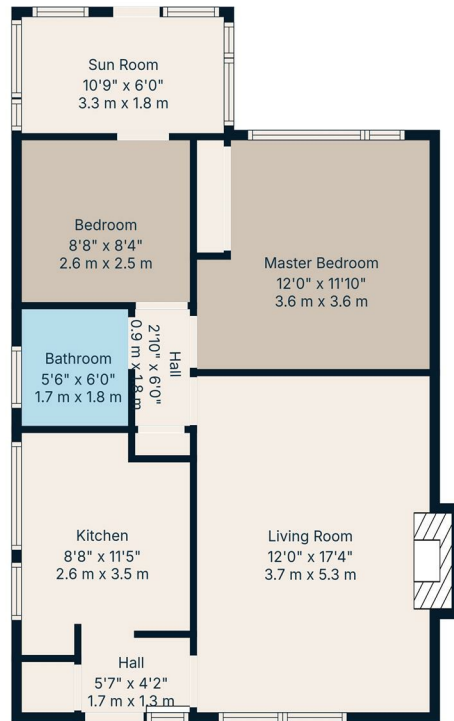




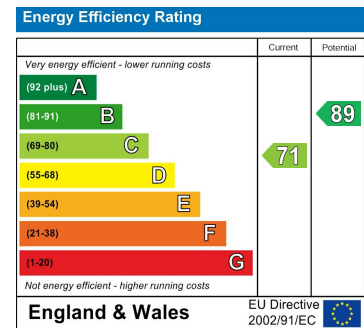
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**TOTAL: 688 sq. ft, 64 m<sup>2</sup>**  
 Ground floor: 688 sq. ft, 64 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 7 sq. ft, 1 m<sup>2</sup>, WALLS: 55 sq. ft, 5 m<sup>2</sup>  
 Plan is As Accurate As Possible But Measurements And Layout Remain Approximate.



**EPC Rating: C Council Tax Band: C**

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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