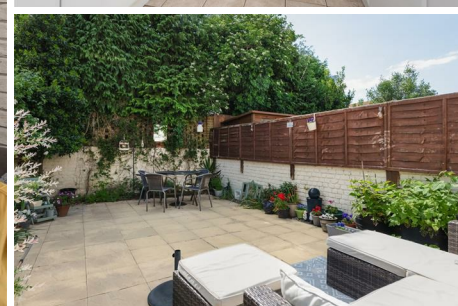


CHRISTOPHER HODGSON



Margate

£315,000

Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Margate

41 Glencoe Road, Margate, Kent, CT9 2SL

A spacious and smartly presented family home in a popular and convenient location, within close proximity of Dane Park (130 metres) and within walking distance of Margate's Old Town, blue flag sandy beaches, shops and amenities, schooling options, restaurants, cafés and Margate Train Station (1 mile).

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, an

open-plan sitting/dining room, a contemporary kitchen/breakfast room and a utility room. To the first floor there are three double bedrooms and a shower room.

Outside, the rear garden enjoys a Westerly aspect and extends to 27ft (8m).



LOCATION

Margate is a bustling and vibrant town and has been the subject of regeneration in recent years. Attractions include Margate main sands, Turner Contemporary art centre, Dreamland Pleasure Park with concert hall, and Old Town with its piazza, restaurants, cafés and re-invigorated harbour arm. Local transport links including Margate railway station provides commuter services into London St Pancras, Cannon Street, London Bridge and Victoria, and the nearby and the A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network are nearby.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall 20'5" x 5'4" (6.22m x 1.63m)
- Sitting Room 11'6" x 11'1" (3.51m x 3.38m)
- Dining Room 11'8" x 9'4" (3.56m x 2.84m)
- Kitchen/Breakfast Room 15'1" x 9'1" (4.60m x 2.77m)

- Utility Room 10'1" x 5'3" (3.07m x 1.60m)

FIRST FLOOR

- Bedroom 1 15'3" x 11' (4.65m x 3.35m)
- Bedroom 2 11'8" x 9'4" (3.56m x 2.84m)
- Bedroom 3 10'10" x 9'6" (3.30m x 2.90m)
- Shower Room 6'6" x 5'10" (1.98m x 1.78m)

OUTSIDE

- Garden 27' x 16' (8.23m x 4.88m)



