

CHRISTOPHER HODGSON



Garlinge, Margate
£267,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Garlinge, Margate

20 Glebe Road, Garlinge, Margate, Kent, CT9 5PR

A beautifully presented period house, ideally located within close proximity of shops and amenities, primary and secondary schooling options, and within walking distance of Westbrook Bay beach (0.8 miles) and Margate Train Station (1.1 miles).

The bright and generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, a sitting room open-plan to a dining room, and a contemporary kitchen with a pair of casement doors

opening to the garden. The first floor comprises two bedrooms and a well-appointed bathroom.

The south-facing garden extends to 36ft (11m) and incorporates a patio area with pergola, a summer house, and pedestrian access to the rear.



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
- Sitting/Dining Room 22'4" x 11'7" (6.81m x 3.53m)
- Kitchen 12'9" x 8'6" (3.89m x 2.59m)

FIRST FLOOR

- Bedroom 1 14'2" x 10'9" (4.32m x 3.28m)

- Bedroom 2 11'2" x 8'8" (3.40m x 2.64m)

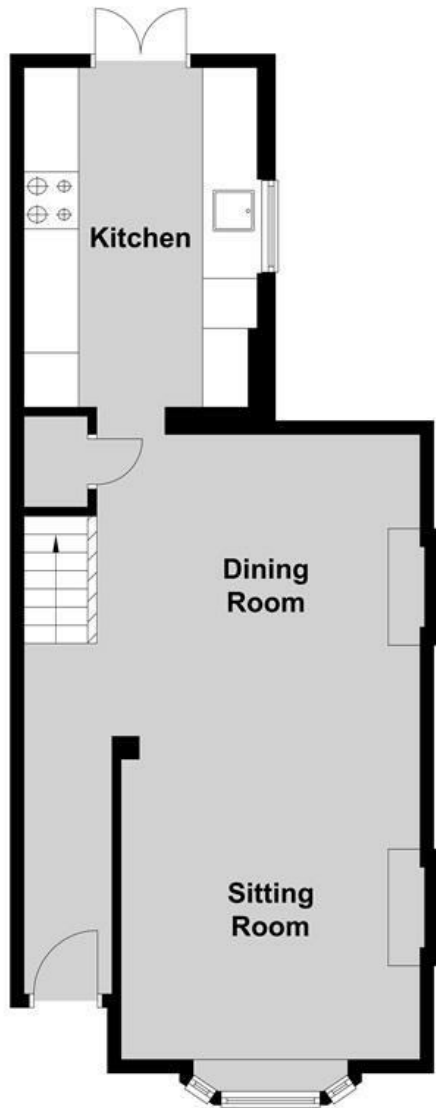
- Bathroom 9' x 8'5" (2.74m x 2.57m)

OUTSIDE

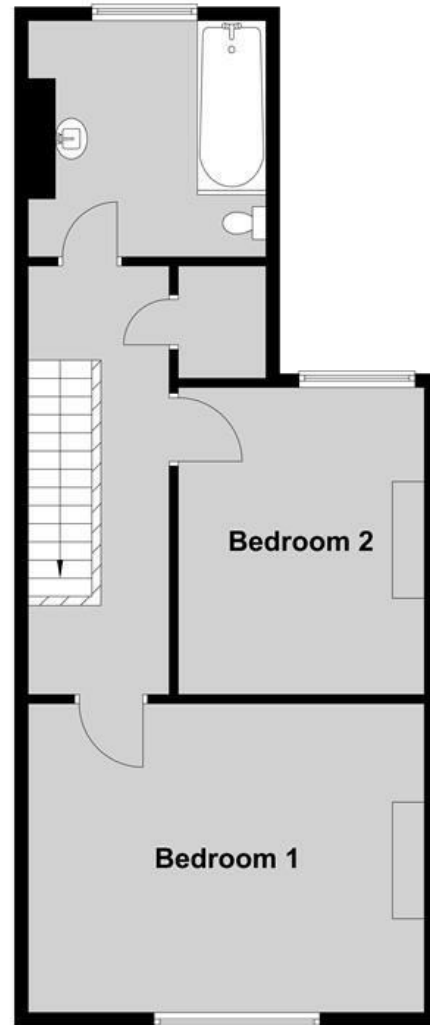
- Garden 36' x 15' (10.97m x 4.57m)



Approx. 40.5 sq. metres (435.9 sq. feet)



Approx.40.5 sq. metres (435.9 sq. feet)



Total area: Approx. 81 sq. metres (871.9 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,824.09.

Christopher Hodgson Estate Agents for itself and as the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessors and do not constitute an offer or a Contract. 2 No reasonable person has been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(A1-A2) A		
(B1-B2) B		88
(C1-C2) C		
(D1-D2) D	63	
(E1-E2) E		
(F1-F2) F		
(G1-G2) G		
Not energy efficient - higher running costs		

Enland & Wales

EU Directive

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

