CHRISTOPHER HODGSON

Garlinge, Margate

£275,000 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

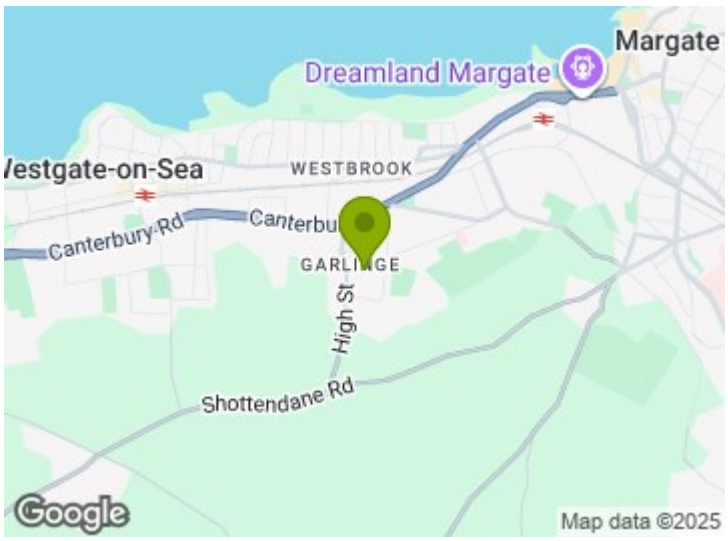
• Bedroom 1 14'2" x 10'9" (4.32m x 3.28m)

• 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)


Margate
Dreamland Margate
WESTBROOK
GARLINGE
High St
Shottendane Rd
Google
Map data ©2025

Ground Floor

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

First Floor

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.

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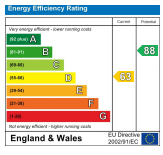

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