



**Price**  
**£375,000**

**Freehold**

4x  1x  2x 

**Citadel Heights, Dover,  
Kent, CT17**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Immaculate family house
- Sought after location of Western Heights
- Breath taking views of Dover Castle, the white cliffs & the English Channel
- Quiet private location
- Brilliant access via A2/M2, A20/M20 & fast links to London via Dover Priory railway station

## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hallway  
Kitchen: 16'1 x 9'9 (4.91m x 2.97m)  
Dining Area: 10'1 x 9'9 (3.08m x 2.97m)  
Lounge : 16'4 x 10'1 (4.98m x 3.08m)  
Downstairs Cloakroom

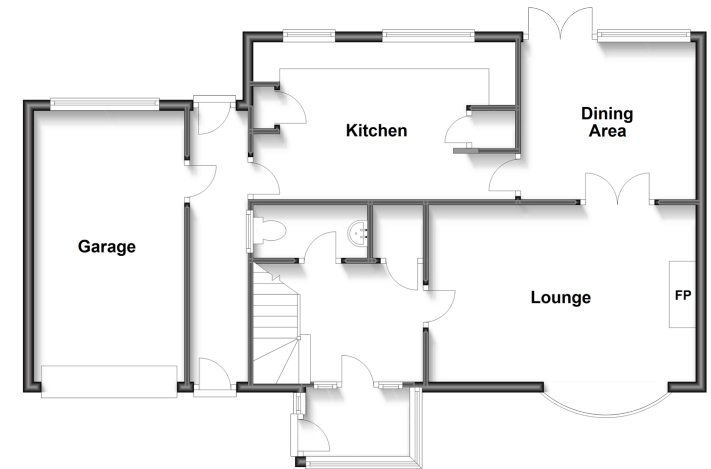
### FIRST FLOOR

Landing  
Bedroom 1 : 10'9 x 10'9 (3.28m x 3.28m)  
Bedroom 2 : 10'5 x 9'9 (3.18m x 2.97m)  
Bedroom 3: 11'1 x 7'7 (3.38m x 2.31m)  
Bedroom 4 : 9'9 x 8'1 (2.97m x 2.47m)  
Bathroom : 6'5 x 6'4 (1.96m x 1.93m)

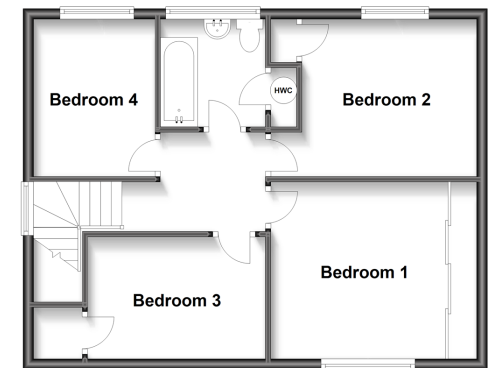
### OUTSIDE

Front Garden  
Rear Garden  
Garage & Off Road Parking

**Ground Floor**  
Approx. 77.6 sq. metres (835.6 sq. feet)



**First Floor**  
Approx. 53.4 sq. metres (574.6 sq. feet)



**Call Dover - 01304 214876 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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