



**Price**  
**£425,000**

**Freehold**

4x  2x  2x 

**East Cliff, Dover, Kent,  
CT16**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Period property
- Low maintenance courtyard rear garden
- East Cliff location under the world famous 'White Cliffs'
- Easy access to Dover port, that is the gateway to Europe
- Close to town and shopping centre at St James's retail park

## Accommodation

### GROUND FLOOR

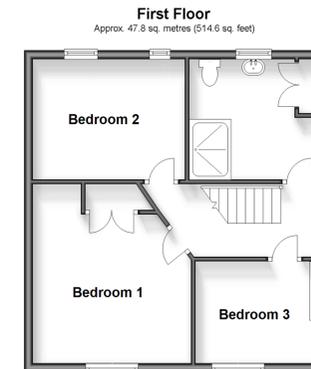
- Entrance Hallway
- Lounge : 20'1 x 10'3 (6.13m x 3.13m)
- Dining Area: 21'7 x 8'5 (6.58m x 2.57m)
- Downstairs Toilet
- Kitchen: 15'6 x 9'8 (4.73m x 2.95m)
- Storage Area: 15'0 x 6'2 (4.58m x 1.88m)
- Bedroom 4 : 8'6 x 8'0 (2.59m x 2.44m)
- En-Suite Shower Room

### FIRST FLOOR

- Landing
- Shower Room
- Bedroom 3 : 8'7 x 7'8 (2.62m x 2.34m)
- Bedroom 2 : 12'3 x 9'0 (3.74m x 2.75m)
- Bedroom 1 : 11'6 x 11'3 (3.51m x 3.43m)

### OUTSIDE

- Courtyard Rear Garden
- Outside Store



Call Dover - 01304 214876 ■ [wardsforkent.co.uk](http://wardsforkent.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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