



**OVER 60?**

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

**Price**

**£375,000**

**Freehold**

3x  1x  1x 

**Crabble Lane, River,  
Dover, Kent, CT17**

*Wards*  
Helping you move forwards





## Main features

- Beautifully presented elevated detached bungalow
- Highly sought after location of River
- Garage & off road parking
- Elevated garden with stunning views across the River coupled with hill top views
- Easy access to A256/A2/M2 making commuting easy

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Porch

Lounge: 18'8 x 12'8 (5.69m x 3.86m)

Dining Area: 13'7 x 7'7 (4.14m x 2.31m)

Kitchen : 12'1 x 7'8 (3.69m x 2.34m)

Bedroom 1: 13'1 x 12'8 (3.99m x 3.86m)

Shower Room: 5'8 x 5'3 (1.73m x 1.60m)

Bedroom 3: 11'9 x 9'4 (3.58m x 2.85m)

Bedroom 2: 12'1 x 9'3 (3.69m x 2.82m)

### OUTSIDE

Garage

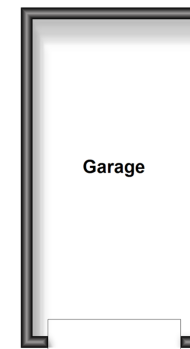
Front Garden

Rear Garden

**Split Level Ground Floor**  
Approx. 93.5 sq. metres (1006.2 sq. feet)



**Lower Ground Floor**  
Approx. 16.2 sq. metres (174.5 sq. feet)



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