



**Guide Price**  
**£240,000**

**Freehold**

3x  1x  1x 

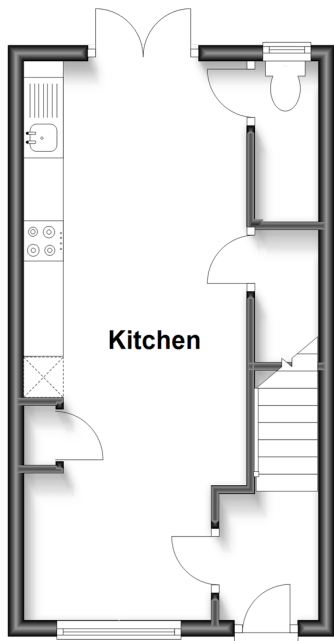
**Rose Court, Primrose  
Road, Dover, Kent, CT17**

**OVER 60?**

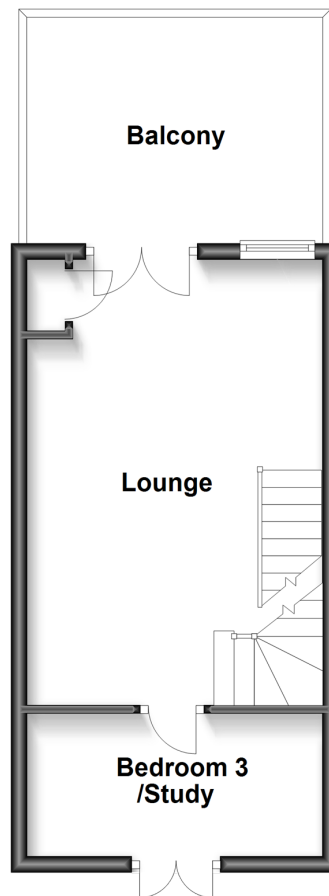
Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

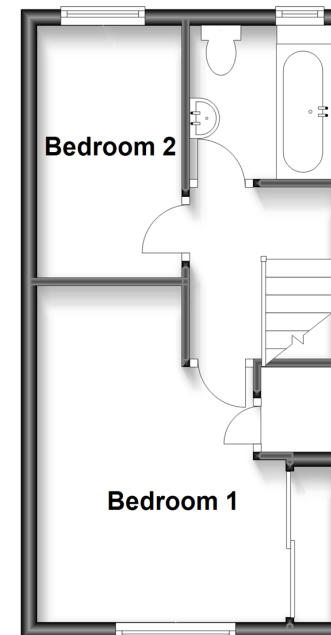
**Ground Floor**  
Approx. 25.8 sq. metres (278.0 sq. feet)



**First Floor**  
Approx. 27.6 sq. metres (297.1 sq. feet)



**Second Floor**  
Approx. 27.6 sq. metres (297.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway  
Kitchen : 22'9 x 7'7 (6.94m x 2.31m)  
Downstairs Toilet

### FIRST FLOOR

Landing  
Bedroom 3/Study: 12'4 x 6'8 (3.76m x 2.03m)  
Lounge : 18'9 x 12'4 (5.72m x 3.76m)  
Balcony

### SECOND FLOOR

Landing  
Bathroom : 6'4 x 6'1 (1.93m x 1.86m)  
Bedroom 2 : 10'5 x 5'5 (3.18m x 1.65m)  
Bedroom 1 : 13'5 x 12'4 (4.09m x 3.76m)

### OUTSIDE

Off Road Parking  
Front Garden  
Rear Garden



## Main features

- Fantastic house set over 3 floors, ideal family home
- Gated off road parking & visitor parking
- Balcony & spacious throughout
- Fantastic central location close to local amenities
- Brilliant access via A2/M2, A20/M20 with high speed rail links via Dover Priory



### Nearest Schools

Primary Schools: White Cliffs Primary College for the Arts 0.3 miles, Barton Junior School 0.9 miles, Charlton C of E Primary 1.0 miles  
Secondary Schools: Dover Grammar School for Girls 1.1 miles, Dover Christchurch Academy 1.2 miles, St



### Transport Information

Train Stations: Kearsney 1.9 miles, Dover Priory 2.2 miles, Martin Mill 5.1 miles



### Address

Rose Court, Primrose Road, Dover, Kent, CT17



### Directions

For directions to this property please contact us.



**Wards**  
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Call Dover Branch 01304 214876 ■ [wardsofkent.co.uk](https://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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