



**Guide Price**  
**£280,000**

**Freehold**

3x  2x  2x 

**De Burgh Hill, Dover,**  
**Kent, CT17**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Ideal home for a growing family
- Great investment opportunity
- Period property with character features
- Central town location close to shops
- Close to a bus route and not far from Dover Priory railway station with fast links to London

## Accommodation

### GROUND FLOOR - FLAT 1

Entrance Hallway

Kitchen : 23'1 x 8'8 (7.04m x 2.64m)

Bedroom 1: 12'0 x 10'8 (3.66m x 3.25m)

En-Suite Bathroom

Lounge : 14'5 x 12'4 (4.40m x 3.76m)

### FIRST FLOOR - FLAT 2

Bathroom

Kitchen : 17'0 x 8'9 (5.19m x 2.67m)

Balcony

Lounge : 11'9 x 11'8 (3.58m x 3.56m)

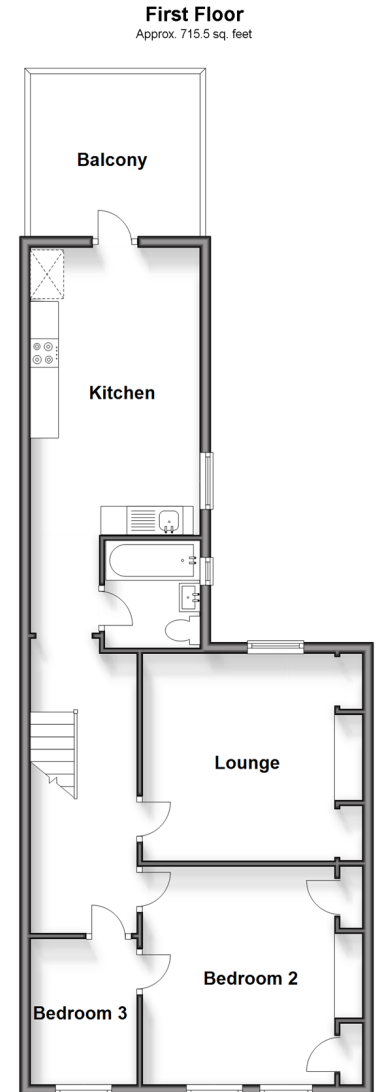
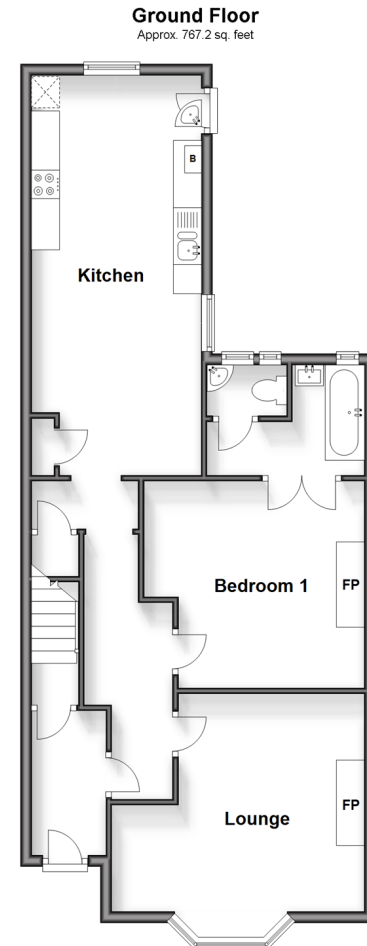
Bedroom 2: 12'5 x 11'8 (3.79m x 3.56m)

Bedroom 3: 8'4 x 5'5 (2.54m x 1.65m)

### OUTSIDE

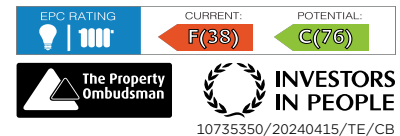
Front Garden

Rear Garden



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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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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