



**Freehold**

**£425,000**

6 East Cliff  
Dover  
Kent  
CT16 1LX

**DRAFT DETAILS!! CHAIN FREE!!** This period home has fantastic sea views and comprises of 6 bedrooms, spacious lounge, dining room, kitchen, 3 shower rooms, bathroom and utility room. Further benefits include 2 enclosed balconies with sea view, garage and off road parking, Full details to follow!!

#### **Local Information**

Located 0.6 from the centre of Dover.

Nearest primary school:  
St Mary's Church of England  
Primary School  
0.3 miles

Nearest secondary school:  
Dover Grammar School for Girls  
0.9 miles



Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract.(2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness.(3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.(4) These details do not form part of any contract to purchase or lease the property.

## Property Details

---

DRAFT DETAILS!! CHAIN FREE!! This property is ideally situated within walking distance of the town centre with all its amenities, Dover sea front and Port with its regular ferry crossings to the continent. Dover Priory main line railway station, with its fast link train to London St Pancras in 1 hour 10 minutes, is also nearby. There are excellent access routes to the A2/M2 and the A20/M20.

This impressive period home is arranged over 4 floors and sits back from the road and enjoys uninterrupted sea views over the English Channel towards France. On the first floor there is a spacious lounge, dining room, kitchen and shower room. To the second floor there are 4 double bedrooms and a bathroom. On the top floor there are a further 2 double bedrooms and shower room. The ground floor offers great potential and could be converted to a flat or an area to work from home. The ground floor offers a number of storage rooms, large cupboards, reception room, utility room, shower room and a large garage. The property further benefits from double glazing and gas central heating.

An early viewing is highly recommended to fully appreciate all this home has to offer.

EPC rating to be advised.

Full details to follow!!