



**Freehold**

**£415,000**

6 East Cliff  
Dover  
Kent  
CT16 1LX

**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

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This family home has fantastic sea views and 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. There is a good range of primary and secondary schools close by including the Boys and Girls Grammar Schools. During 2017/2018 it is expected that the St James's development will be completed with cinema complex, a range of restaurants and High Street shops including Next and Mark & Spencer.

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 with enclosed balcony, 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 from. The ground floor currently offers a number of storage rooms and cupboards, reception room, utility room, shower room and access to the garage. There is a large air raid shelter accessed from the garage. The property further benefits from double glazing to most windows and gas central heating.

An early viewing is highly recommended on this chain free property to fully appreciate all this home has to offer.

The accommodation comprises  
(measurements are maximum, taken into bays and extremes):-

### FIRST FLOOR

Entrance door into Entrance Lobby.

#### Entrance Lobby

Steps down to Ground Floor. Door to Rear yard. Door to Entrance Hall.

#### Entrance Hall

Radiator. Sweeping stairs to Second Floor. 2 storage cupboards. Air conditioning unit. Door to Lounge, Dining room and Shower Room.

#### Lounge 18'2 x 16'7

Fireplace. Two radiators. Glazed doors with shutters leading to enclosed balcony. Air conditioning unit.

#### Enclosed Balcony 17'11 x 7'11

Two radiators. Double glazed bay window to front with Sea Views. Door to side access.

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#### Dining Room 17'7 x 13'2

Double glazed patio doors with shutters opening to front leading to patio roof terrace area. Door to kitchen Radiator.

#### Kitchen 11'8 x 11'6 maximum measurements

This "L" shaped room has a range of wall and base units with roll top work surface over. Single sink and drainer. Integrated fridge/freezer, microwave and dishwasher. Integrated double oven and hob. Water softener. Two double glazed windows to rear.

#### Shower Room

Shower cubicle with tiled surrounds, low level W.C and wash hand basin. Radiator.

#### Second Floor

Landing. Doors to Bedrooms and Bathroom. Under stairs cupboard. Skylight window. Stairs to top floor.

#### Bedroom 1 18'1 x 14'5

Fireplace with gas fire. Radiator. Glazed doors to enclosed balcony.

#### Enclosed Balcony 13'5x 4'3

Double glazed bay window to front with sea views.

#### Bedroom 2 17'7 x 13'2

Built in wardrobes to one wall. Radiator. Double glazed patio doors with sea views opening to balcony.

#### Balcony

Open balcony with Sea views.

#### Bedroom 3 11'5 x 9'4

Built in wardrobes to one wall. Radiator. Double glazed window to rear.

#### Bedroom 4 11'10 x 7'9

Double glazed window to rear. Radiator.

#### Bathroom

Panelled bath with shower attachment over. Wash basin with cupboard below. Low level WC. Radiator. Stained glass secondary window to rear.

#### TOP FLOOR

Landing. Doors to bedrooms and shower room. Storage cupboard and double glazed window to front.

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Bedroom 5 13'3 x 12'

Radiator. Double glazed window to rear.

Bedroom 6 11'7 x 11'1

Radiator. Double glazed window to rear.

Shower Room

Corner shower cubicle with tiling around. Wash basin and low level WC. Radiator. Loft access.

#### GROUND FLOOR/BASEMENT

Lobby area leading to Inner Hallway. Electric consumer boxes and meter. Large store cupboard. Door to Shower Room/Utility Room and Storage Room.

Shower Room

Shower cubicle with tiling to surrounds, low level W.C and wash hand basin. Frosted double glazed window to side.

Utility Room

Single sink and drainer. Floor standing boiler.

Storage Cupboard 12'8 x 11'11

Window to garage.

Inner Hallway

Two storage cupboards. Door to Reception Room and Greenhouse Area. Door to garage.

Reception Room 18' x 16'2 maximum measurements

Door to large cupboard. Fireplace and door to storage area.

Storage Area 17'8 x 12'9

Door to garage. Secondary glazing to front.

#### OUTSIDE

Front Garden - Off road parking for several cars. Steps to patio area with sea views.

Rear Garden - Courtyard area. Outside tap. Gate to rear.

Garage - 35'3 x 10'10. Electric up and over doors. Door to air raid shelter.

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The property has a number of solar panels on the roof. Details to be confirmed.

EPC - E (43)

**MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Council Tax Band

F

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

[www.tersons.com](http://www.tersons.com)

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