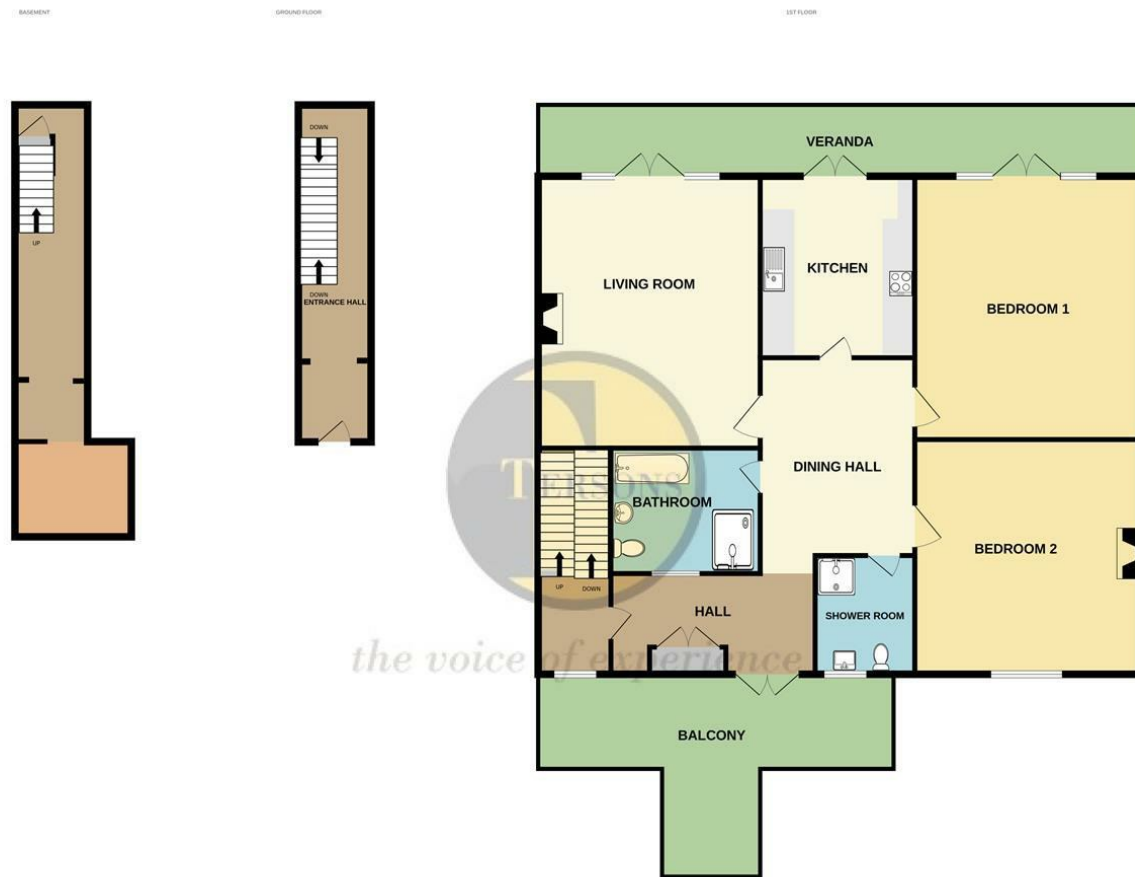




the voice of experience



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

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.

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.



11A East Cliff, Dover CT16 1LX

WHETHER ITS A WEEKEND HOME OR PERMANENT HOME, THIS STUNNING, RECENTLY MODERNISED SPACIOUS 2 BEDROOM FLAT COULD BE YOUR IDEAL PROPERTY. Finished to a high standard, this flat, set in this fine Grade II Listed building offers what must be the one of the longest balconies in Dover, offering fantastic sea views. Accommodation offers a large living room, dining hall, kitchen, 2 huge bedrooms, bathroom, shower room and further rear balcony.

- BEAUTIFULLY PRESENTED & SPACIOUS FIRST FLOOR FLAT
- 48' LONG FRONT VERANDA
- FANTASTIC SEA & HARBOUR VIEWS
- RECENTLY FULLY MODERNISED
- SET WITHIN A STUNNING GRADE II LISTED BUILDING
- ENERGY RATING - D (64)

An early viewing is highly recommended on this chain free property.





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Situated in a very desirable location, having superb views of Dover Harbour and the English Channel to the front. A walk along the beautiful promenade is only short distance from the flat. The town centre, St James shopping area and Dover Priory mainline station are also close by. From Dover Priory you can catch the fast train, which takes just over one hour to London.

There are a range of local leisure facilities including various golf clubs, leisure centre and water sports centre. Local restaurants include Cullins Yard, Mr Whites English Chophouse and Dinos Italian.

There are excellent access routes to M20 & M2 to London and beyond. Permit parking is available in East Cliff, further details are available via Dover District Council.

11 East Cliff, has a colourful historic past, reputedly used by the Duke of Clarence as a weekend party house. Also, according to historic records the house was owned during the 1880s by The Sisters of Charity of Saint Vincent de Paul, who conducted children's charity work. 11A which is the large first floor flat has over the past year been extensively modernised, but has still retained many of the original features including fireplaces and curtain rails in the two large front rooms. The flat has been rewired and a new heating

system installed. There is direct access to the front veranda from the impressive living room, kitchen and master bedroom.

The flats ownership includes the rear front door to Arlington House, the hallway and stairs inclusive of the landing outside flat 11A. In addition, the cellar, reached from the ground floor hall is owned by 11A.

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

Front door opening to communal hallway. Stairs to first floor and to front door of Flat 11A. There is also access down to the cellar area which is ideal for storage.

FIRST FLOOR

Front door to flat.

Entrance Hall

15'3 x 7'8 (4.65m x 2.34m)

Storage cupboard containing the gas meter. Radiator. Arch through to dining hall. Glazed panel doors opening to rear balcony.

Dining Hall

14'1 x 9'4 (4.29m x 2.84m)

Radiator x 2. High level storage cupboard. Doors to all rooms.

Living Room

21'3 x 17'4 (6.48m x 5.28m)

Windows to front with sea views & doors opening to veranda. Radiator x 2. Original curtain pole and shutters to windows. Original fireplace with marble surround.

Veranda

48' x 5'6 (14.63m x 1.68m)

With decking to floor and offering fantastic sea & promenade views.

Kitchen

14'4 x 9'3 (4.37m x 2.82m)

Newly fitted kitchen to include worktop base and wall units. Integrated oven and hob with extractor over. Space for washing machine, dishwasher and American style fridge/freezer. Single bowl sink. Radiator. Doors opening to veranda with sea views.

Bedroom 1

20'2 x 17'7 (6.15m x 5.36m)

Windows to front with sea views & doors opening to veranda. Radiator x 2. Original fireplace, curtain pole and shutters to windows.

Bedroom 2

17'6 x 17'4 (5.33m x 5.28m)

Windows to rear with shutters and views of the famous White Cliffs of Dover. Radiator x 2.

Bathroom

11'2 x 9'4 (3.40m x 2.84m)

Panelled bath with separate large walk in shower tray with fixed rainfall shower head with further shower attachment. Low level WC and wash basin. Radiator and vertical towel radiator.

Shower Room

9'2 x '6 (2.79m x 1.83m)

Large walk in shower cubicle with fully tiled walls. Low level WC and wash basin. Vertical towel radiator. Frosted window to rear.

Rear Balcony

Fantastic views of the world famous White Cliffs of Dover.

Cellar

Useful storage space. wall mounted gas and electric meters. Tap.

LEASE DETAILS

The vendor has advised the following:- A lease is in place for a term of 999 years from 1965. There is an annual ground rent of £5.00. There is no set monthly service charge. The Freeholder in compliance with the Landlord and Tenant Act will consult over any maintenance works costing any individual owner more than £250. The lease states that the owner of this flat 11A, is liable for 40% of any agreed shared costs. The Freeholder prefers to pay the annual costs himself during the year and then collect the charges from the leaseholders in June.

The above information should be checked by your legal representative before proceeding.

Energy Rating - D (64)

Council Tax - Band C

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111
www.tersons.com

