



Property Details

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53 Park Avenue , Dover CT16 1HD



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- **A SUBSTANTIAL DETACHED HOUSE**
- **SIX BEDROOMS**
- **CHAIN FREE**
- **DOUBLE GARAGE AND DRIVEWAY**
- **EXTENSIVE GARDENS**
- **ENERGY RATING - D (56)**



www.tersons.com
29 Castle Street, Dover, Kent, CT16 1PT



To arrange a viewing please call **01304 246111**



THIS MAGNIFICENT DETACHED HOUSE WAS BUILT DURING THE VICTORIAN ERA, AND HAS A LARGE RANGE OF PERIOD FEATURES. Owned by the same family for the past 44 years, its now time for a new family to take over and enjoy the property. Offering six bedrooms and various reception rooms, further benefits include driveway, double garage, extensive cellars and good size gardens.

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

This property is situated in an ideal location in the popular Castle Ward area of town. It is just a short walk into town with a good range of local shops and of course the St James shopping area with further shops and restaurants. Walkable distance is the seafront and the main-line Priory railway station. From Priory you can catch the fast link train to London St Pancras in 1 hour 5 minutes. There are good access routes to the A2/M2 to Canterbury and London & the A20/M20. Within the area is a large range of primary and secondary schools, together with the Dover Boys' and Girls' Grammar Schools.

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

Please note a high majority of the windows are fitted with secondary glazing. The vendors have advised that the secondary glazing helps tremendously with heat retention and limiting road noise in the house.

GROUND FLOOR

Front door opening to vestibule.

Vestibule

9'4 x 5'3 (2.84m x 1.60m)

The floor is covered with decorative mosaic tiles. Stained glass window to front. Glazed double doors opening to hallway.

Hallway

Impressive and gently rising staircase leading to the first floor and stairs down to lower floor. Doors to kitchen/breakfast room and dining room.

Kitchen/Breakfast Room

16'7 x 10'4 (5.05m x 3.15m)

Fitted with a range of worktop base and wall units with large island. Integrated double oven and hob with extractor over. Further integrated appliances include dishwasher and fridge. At the end of the kitchen is a feature fireplace. Radiator x two. Two secondary glazed windows to side and large secondary glazed window to front. Door to dining room.

Dining Room

18'9 x 14'4 (5.72m x 4.37m)

Secondary glazed windows to rear. Feature fireplace with gas fire. Door to hallway.

FIRST FLOOR

Doors to drawing room, WC & cloakroom.

Drawing Room

20'5 x 16'6 (6.22m x 5.03m)

Spacious room with an oriel window to side with built in bench seating. At each end of the room are glazed doors opening to a front and rear balconies. Feature fireplace with gas fire. Radiator.

WC

Low level WC, bidet and wash basin. radiator. Single glazed window to rear.

Cloakroom/Store

9'5 x 6'8 (2.87m x 2.03m)

Single glazed window to rear. Cupboard with electric consumer board.

SECOND FLOOR

Doors to master bedroom and sitting room.

Master Bedroom

14'4 x 11'9 (4.37m x 3.58m)

Windows to rear with views over the garden. Radiator. Two storage cupboards. Door to en-suite bathroom.

En-Suite Bathroom

8'7 x 7'2 (2.62m x 2.18m)

Panelled bath, low level WC, bidet and wash basin with cupboard under. Radiator. Window to side.

Sitting Room/Bedroom 6

17'1 x 10'8 (5.21m x 3.25m)

Oriel window to front and smaller window to rear. Feature fireplace with electric fire. Radiator.

THIRD FLOOR

Large window to front. Doors to bedrooms and bathroom.

Bedroom 2

14'2 x 13'9 (4.32m x 4.19m)

Window to rear. Radiator. Feature fireplace. Sink unit.

Bedroom 3

14' x 11'2 (4.27m x 3.40m)

Window to front. Radiator. Feature fireplace. Sink unit.

WC

Low level WC, bidet, and wash basin. Radiator. Window to rear.

Bathroom

Panelled bath. Storage cupboard. Window to rear. Radiator.

TOP FLOOR

Loft access. There is a loft ladder, the loft is mostly boarded for storage. .

Doors to bedrooms.

Bedroom 4

19'3 x 12'8 (5.87m x 3.86m)

Large room with windows to rear with garden and town views. Radiator. Three built in cupboards. Sink unit.

Bedroom 5

16'7 max x 10'8 (5.05m max x 3.25m)

Window to front. Feature fireplace. Radiator. Sink unit. Storage cupboard.

LOWER FLOOR

Radiator. Doors to all rooms.

Utility Room/Workshop

20'5 x 13'4 (6.22m x 4.06m)

Single glazed windows to front, side and rear. There is a butler and gamekeepers sink. Wall mounted boiler and cupboard containing a water cylinder. Door to front access. Radiator.

WC

Low level WC and wash basin. Radiator. Frosted window to rear.

Garden Room

8' x 6'9 (2.44m x 2.06m)

Fitted worktop and cupboard. Door to rear garden.

Store Room

Window to front. Wall mounted electric consumer boards. Door leading to an



extensive range of cellar space. From the cellar there is a door opening to the rear garden.

OUTSIDE

The property is set on a good size plot and offers to the front, a driveway for two cars which leads to the double garage.

Side terrace area with steps leading down to the rear garden. The rear garden, offers a further terrace area and lawn. The mature garden has been lovingly tendered by the current owners and offers a large range of plants, trees and shrubs.

Double Garage

18'8 x 18'3 (5.69m x 5.56m)

Remote electric roller door. Doble glazed windows to rear. Power and light.

Energy Rating - D (56)

Council Tax - Band G

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

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