



Guide Price

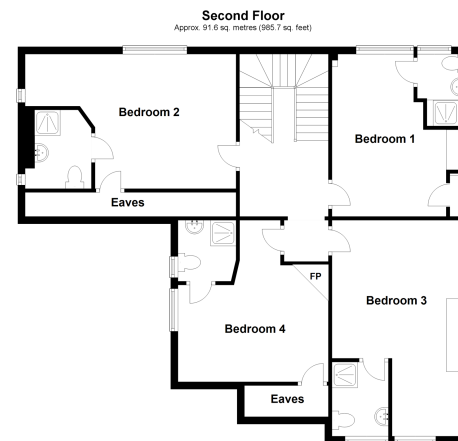
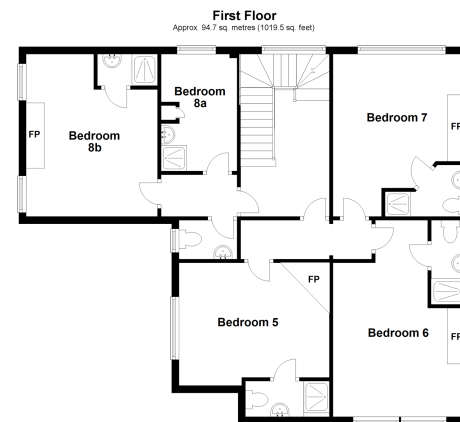
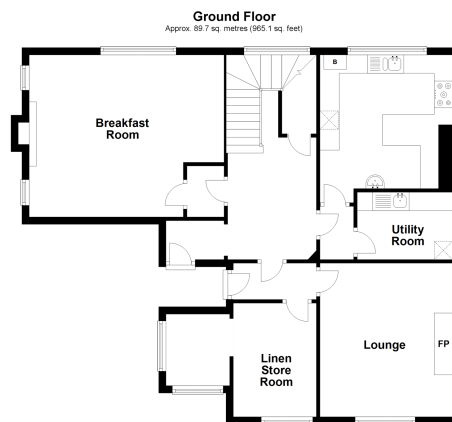
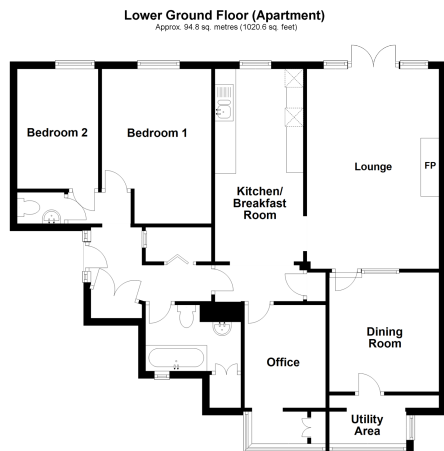
£625,000

Freehold

9x  8x  2x 

**Bleriot's 9 bed B&B & 3
bed seperate Garden Fl.
Park Ave, Dover, CT16**

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Accommodation

LOWER GROUND FLOOR

SELF CONTAINED GARDEN FLAT

Entrance Hallway
Bedroom 1: 13'5 x 9'8 (4.09m x 2.95m)
Bedroom 2: 11'5 x 7'2 (3.48m x 2.19m)
Office: 12'10 up to fitted wardrobes x 6'9 (3.91m x 2.06m)
Separate Cloakroom: 4'3 x 2'7 (1.30m x 0.79m)
Bathroom: 8'6 x 6'3 (2.59m x 1.91m)
Kitchen/Breakfast Room: 23'5 x 7'8 (7.14m x 2.34m)
Dining Room : 11'0 x 9'3 (3.36m x 2.82m)
Lounge: 17'8 x 11'8 (5.39m x 3.56m)
Utility Area: 9'4 x 5'6 (2.85m x 1.68m)
Storage : 5'1 x 3'5 (1.55m x 1.04m)

GROUND FLOOR

Entrance Hallway
Breakfast Room : 16'9 x 15'1 (5.11m x 4.60m)
Commercial Kitchen: 12'7 x 10'7 (3.84m x 3.23m)
Utility Room : 8'3 x 6'0 (2.52m x 1.83m)
Lounge : 13'7 x 12'0 (4.14m x 3.66m)
Linen Store Room : 9'5 x 7'5 (2.87m x 2.26m)

FIRST FLOOR

Landing
Bedroom 5: 12'0 x 10'9 (3.66m x 3.28m)
En-Suite Shower Room
Bedroom 6: 14'6 x 11'6 (4.42m x 3.51m)
En-Suite Shower Room
Bedroom 7: 18'2 x 10'9 (5.54m x 3.28m)
En-Suite Shower Room
Bedroom 8A : 11'0 x 6'8 (3.36m x 2.03m)
With Shower & Sink
Bedroom 8B: 14'0 x 10'7 (4.27m x 3.23m)
En-Suite Shower Area
Separate Toilet

SECOND FLOOR

Landing
Bedroom 1: 19'1 x 12'2 (5.82m x 3.71m)
En-Suite Shower Room
Bedroom 2: 19'6 x 12'9 (5.95m x 3.89m)
En-Suite Shower Room
Bedroom 3: 14'1 x 11'0 (4.30m x 3.36m)
En-Suite Shower Room
Bedroom 4: 13'7 x 13'6 (4.14m x 4.12m)
En-Suite Shower Room

OUTSIDE

Front Garden
Rear Garden
Off Road Parking
Garage



Main features

- C2 planning permission has been granted
- Large family house or investment opportunity
- Off road parking for 5 cars & garage
- Self contained separate garden flat with living accommodation & separate business
- Decorated in neutral tones with plenty of period features



Nearest Schools

Primary Schools: St Richard's Catholic Primary 0.2 miles, Charlton C of E Primary 0.5 miles, Dover, St Mary's C of E Primary 0.6 miles
Secondary Schools: Dover Grammar School for Girls 0.2 miles, St Edmund's Catholic School 0.4 miles.



Transport Information

Train Stations: Dover Priory 0.8 miles, Kearsney 2.4 miles, Martin Mill 4.0 miles



Address

Bleriot's 9 bed B&B & 3 bed seperate Garden Fl. Park Ave, Dover, CT16



Directions

For directions to this property please contact us.



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Call Dover Branch 01304 214876 ■ 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
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

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