



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£160,000**

**Freehold**

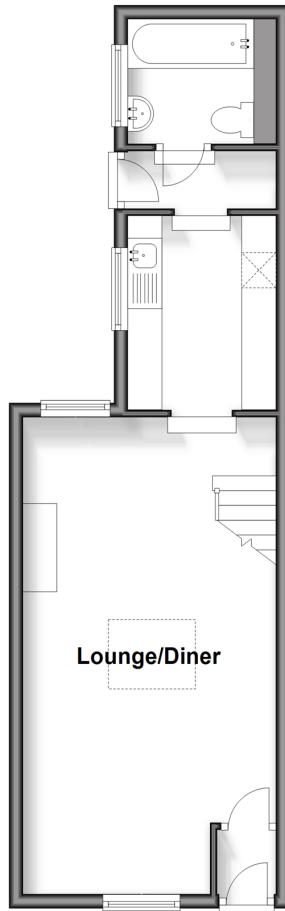
3x 1x 1x

**Clarendon Place, Dover,  
Kent, CT17**

*Wards*  
Helping you move forwards

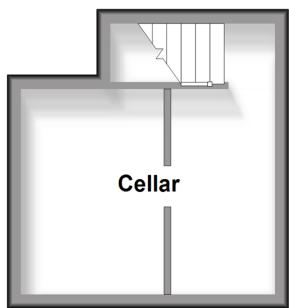
### Split Level Ground Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



### Basement

Approx. 13.0 sq. metres (140.0 sq. feet)



### First Floor

Approx. 31.2 sq. metres (335.9 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Lobby

Lounge/Diner : 23'3 x 12'1 (7.09m x 3.69m)

Kitchen: 9'6 x 7'1 (2.90m x 2.16m)

Inner Hall

Bathroom: 5'8 x 5'3 (1.73m x 1.60m)

### BASEMENT

Cellar

### FIRST FLOOR

Landing

Bedroom 1: 12'2 x 9'9 (3.71m x 2.97m)

Bedroom 2 : 9'8 x 8'7 (2.95m x 2.62m)

Bedroom 3: 8'9 x 7'0 (2.67m x 2.14m)

### OUTSIDE

Rear Garden



## Main features

- Period property
- Good size garden, ideal space for kids to burn off energy
- Ideal first-time purchase or buy to let opportunity
- No onward chain complications
- Close to Dover Priory railway station with high-speed rail link to London



### Nearest Schools

Primary Schools: Vale View Community School 0.7 miles, St Richard's Catholic Primary 0.9 miles, St Martin's School 1.0 miles

Secondary Schools: Dover College 0.5 miles, Astor College for the Arts 1.0 miles, Harbour School 1.1 miles.

### Transport Information

Train Stations: Dover Priory 0.3 miles, Kearsney 2.7 miles, Martin Mill 5.1 miles

### Address

Clarendon Place, Dover, Kent, CT17

### Directions

For directions to this property please contact us.





*Wards*  
Helping you move forwards

Call Dover Branch 01304 214876 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING  
CURRENT: D(68) POTENTIAL: B(87)  
10735576/20250806/CDH/OV