



**Guide Price**  
**£175,000**

**Freehold**

3x  1x  2x 

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

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Property allocated over 3 floors
- Potential for off road parking subject to the necessary planning regulations
- Ideal first time buy or to add to your property portfolio
- Double glazing and central heating
- Close to Dover Priory railway station and the town centre

## Accommodation

### GROUND FLOOR

Lounge : 12'1 x 10'2 (3.69m x 3.10m)  
Bedroom 2 : 10'8 x 8'8 (3.25m x 2.64m)

### LOWER GROUND FLOOR

Kitchen: 2'3 x 11'3 (7.09m x 3.43m)  
Cloakroom

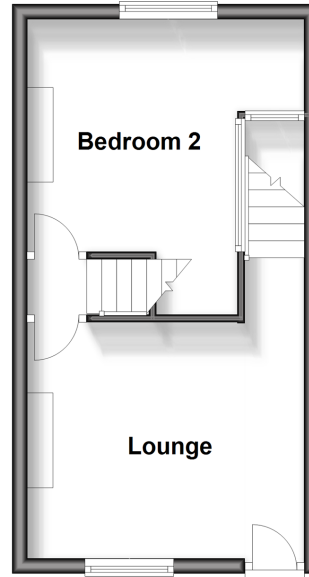
### FIRST FLOOR

Landing  
Bedroom 1 : 12'2 x 10'2 (3.71m x 3.10m)  
Bathroom : 7'4 x 4'7 (2.24m x 1.40m)  
Bedroom 3

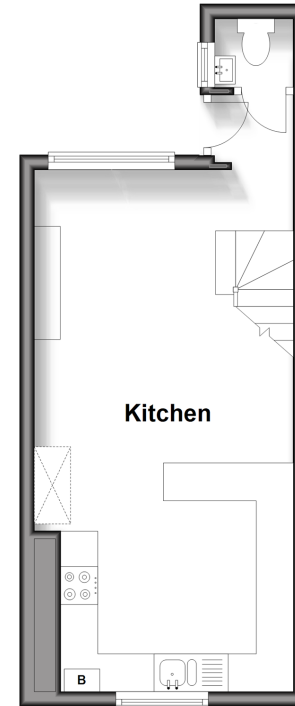
### OUTSIDE

Rear Garden

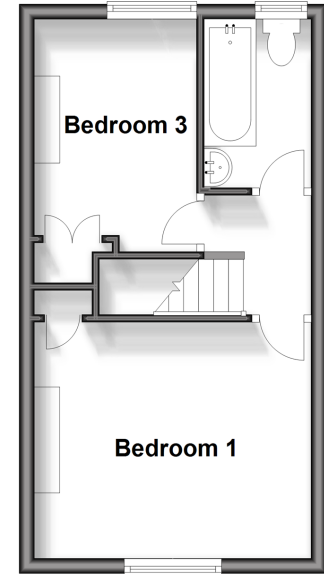
**Ground Floor**  
Approx. 26.7 sq. metres (287.1 sq. feet)



**Lower Ground Floor**  
Approx. 26.2 sq. metres (282.5 sq. feet)



**First Floor**  
Approx. 26.7 sq. metres (287.1 sq. feet)



Call Dover - 01304 214876 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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