



**Price**  
**£220,000**

**Freehold**

2x  1x  1x 

**Alexandra Place, Dover,  
Kent, CT17**

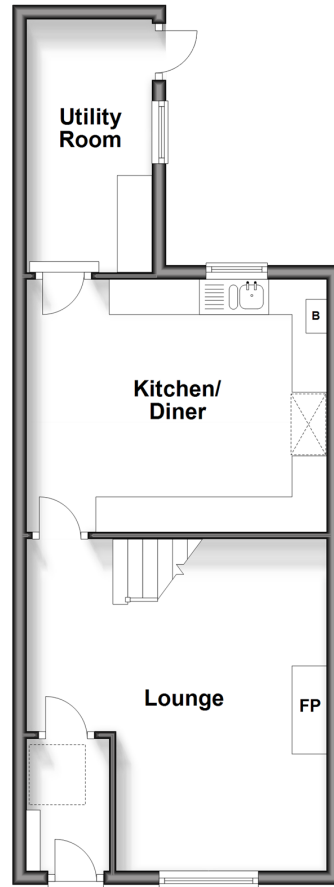
**OVER 60?**

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

*Wards*  
Helping you move forwards

### Split Level Ground Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



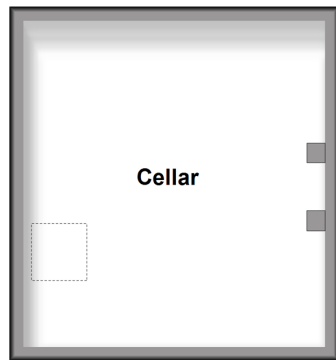
### Split Level First Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



### Basement

Approx. 20.1 sq. metres (216.8 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hallway

Kitchen/Diner: 14'1 x 11'6 (4.30m x 3.51m)

Utility Room : 11'7 x 5'9 (3.53m x 1.75m)

Lounge : 15'1 x 14'2 (4.60m x 4.32m)

### BASEMENT

Cellar

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1 : 14'9 x 12'6 (4.50m x 3.81m)

Bedroom 2 : 11'6 x 9'4 (3.51m x 2.85m)

Bathroom

### OUTSIDE

Front Garden

Workshop/Outbuilding

Off Road Parking To The Front

Garage To The Front

Rear Courtyard Garden



## Main features

- Beautifully presented home, no through road
- Large front garden and courtyard to the rear
- Parking for 2 cars as well as a garage
- Close to town centre, as well as primary and secondary schools
- Ideal first time purchase or if you are looking for a buy to let investment



### Nearest Schools

Primary Schools: Barton Junior School 0.4 miles, Charlton C of E Primary 0.5 miles, Vale View Community School 0.6 miles  
Secondary Schools: Dover Grammar School for Girls 0.6 miles, St Edmund's Catholic School 0.7 miles.



### Transport Information

Train Stations: Dover Priory 1.6 miles, Kearsney 1.8 miles, Martin Mill 4.5 miles



### Address

Alexandra 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:	POTENTIAL:
D(66)	B(34)

10735715/20241103/TE/OV