



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

**Guide Price**  
**£250,000**

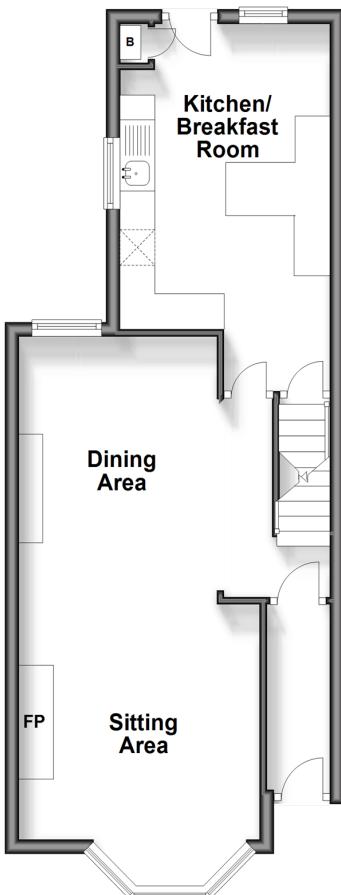
**Freehold**

3x 1x 2x

**Beaconsfield Avenue,  
Dover, Kent, CT16**

*Wards*  
Helping you move forwards

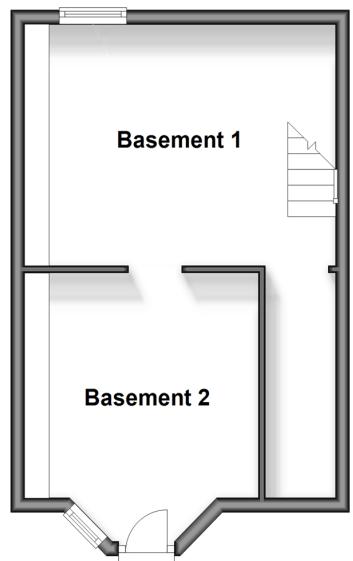
**Ground Floor**  
Approx. 44.4 sq. metres (478.3 sq. feet)



**Split Level First Floor**  
Approx. 45.1 sq. metres (486.0 sq. feet)



**Basement**  
Approx. 30.7 sq. metres (330.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway  
Sitting Area : 13'0 x 10'9 (3.97m x 3.28m)  
Dining Area : 14'3 x 11'8 (4.35m x 3.56m)  
Kitchen/Breakfast Room : 13'11 x 9'2 (4.24m x 2.80m)

### BASEMENT

Basement 1 : 14'3 x 11'3 (4.35m x 3.43m)  
Basement 2 : 13'0 x 10'9 (3.97m x 3.28m)

### SPLIT LEVEL FIRST FLOOR

Landing  
Bedroom 3 : 9'6 x 8'7 (2.90m x 2.62m)  
Bathroom : 6'3 x 5'11 (1.91m x 1.80m)  
Bedroom 2 : 11'0 x 9'10 (3.36m x 3.00m)  
Bedroom 1 : 14'6 x 10'10 (4.42m x 3.30m)

### OUTSIDE

Front Garden  
Rear Garden



## Main features

- Arranged over 3 floors
- Easy to manage low maintenance rear garden
- Recently decorated throughout with new gadgets, ready to move into and enjoy
- No onward chain complications, could be your home sooner than you think
- Dover town with a selection of shops and schools are close by



### Nearest Schools

Primary Schools: Charlton C of E Primary 0.1 miles, St Richard's Catholic Primary 0.4 miles, Barton Junior School 0.6 miles

Secondary Schools: Dover Grammar School for Girls 0.2 miles, St Edmund's Catholic School 0.3 miles

### Transport Information

Train Stations: Dover Priory 1.2 miles, Kearsney 2.0 miles, Martin Mill 4.1 miles

### Address

Beaconsfield Avenue, Dover, Kent, CT16

### 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 50% less, by purchasing a Lifetime Lease.

