



Flat 6, Clock Tower Lofts, The Paper Mill
Crabble Hill, Dover, CT17 0FA
£230,000

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Flat 6, Clock Tower Lofts

The Paper Mill, Crabble Hill, Dover

A beautifully designed two-bedroom duplex apartment featuring a private balcony, landscaped communal gardens, and secure parking.

Situation

Crabble Hill is an area on the outskirts of Dover, conveniently situated and with easy access to; Kearsney, Whitfield and the seafront. Highlights of Dover and the surrounding area include, Dover Castle spectacularly towering above the town and a £30 million redevelopment project in the St James' Street area which has recently opened providing new retail units, restaurants and a cinema. The seafront has a wonderful promenade and pebble beach providing a hub for watersports, in particular a sheltered training ground for Channel swimmers and the Western Harbour area is also undergoing a period of transformation with considerable investment being used to create a new marina, pier and 'curved arm' which will attract a host of cafes, bars, and restaurants. Whitfield lies to the north offering main brand superstores, with the A2 connecting to the Cathedral City of Canterbury. Rail services from Dover station include the Javelin High Speed Link to London St Pancras.

The Property

Clock Tower Lofts is a stunning conversion of an original 1840's mill, thoughtfully redeveloped in 2014 by Gillcrest Homes. The transformation has preserved the building's historic charm while introducing modern luxury. A striking glass atrium serves as the main entrance, leading to a central hallway providing access to the individual apartments. A staircase rises to the upper levels, while the lower ground floor offers secure car parking. Apartment 6 is an elegant duplex of exceptional proportions, spanning the upper ground and first floors. Reminiscent of a stylish London warehouse conversion, the open-plan living space boasts high ceilings, contemporary curved-top industrial-style windows, and wooden flooring. The sleek kitchen is fully fitted with integrated appliances, and double doors lead out to a private balcony. Additionally, there is a useful storage cupboard off the sitting room and a cloakroom off the entrance

hall. A striking spiral staircase ascends to the first floor, where two generously sized double bedrooms are complemented by a modern bathroom suite, complete with a sunken bath and overhead shower. The bedrooms are bright and spacious, featuring unique triangular dormer windows that frame picturesque views of the river and tree-lined hillside beyond.

Outside

To the rear of the building is a beautifully landscaped and securely gated communal garden, accessible from both sides and thoughtfully maintained for all residents to enjoy. The property also benefits from secure underground parking, offering one individually allocated space per apartment, along with additional guest parking. Additionally, there is a dedicated bicycle storage area and a communal refuse facility.

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure & Maintenance Charges

Leasehold - 125 years from 2014

Service Charge: £1350pa split into 2 equal payments 6 months apart.

Managing Agent: Fell Reynolds, Folkestone

Current Council Tax Band: B

EPC Rating: C

Agents Note

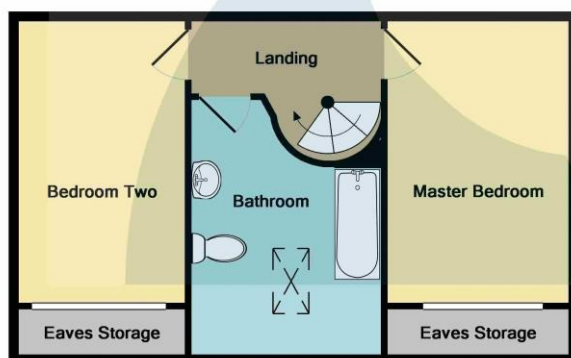
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 381155**



Ground Floor
Approx. Floor
Area 473 Sq.Ft.
(43.9 Sq.M.)



First Floor
Approx. Floor
Area 464 Sq.Ft.
(43.1 Sq.M.)

Total Approx. Floor Area 937 Sq.Ft. (87.1 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Open Plan Kitchen/Sitting/Dining Room

28' 2" x 17' 1" (8.58m x 5.20m)

Cloakroom

5' 0" x 4' 4" (1.52m x 1.32m)

Balcony

6' 8" x 3' 11" (2.03m x 1.19m)

Upper Floor

Master Bedroom

14' 6" x 9' 1" (4.42m x 2.77m)

Bedroom Two

14' 5" x 8' 6" (4.39m x 2.59m)

Bathroom

9' 1" x 8' 9" (2.77m x 2.66m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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