

Connells

Coastguard Cottages East Cliff
Dover

Coastguard Cottages East Cliff
Dover CT16 1HS

for sale guide price
£300,000







Property Description

Forming part of the attractive and characterful Coastguard Cottages, the property offers a rare opportunity to acquire a home combining period charm, generous outside space and convenient access to the town, seafront and transport links.

The accommodation is entered via the kitchen, which provides a welcoming introduction to the home and enjoys views over the rear garden. Beyond the kitchen is a spacious dining room, ideal for family meals and entertaining, which flows seamlessly into the generous living room, creating an excellent open-plan feel whilst retaining distinct reception spaces.

The first floor offers two well proprotioned bedrooms one being the principal, and the family bathroom.The top floor offers further accomodation and can be used as a bedroom/snug/study.

Externally, the property boasts a substantial private rear garden with a large private patio, a particular feature of the home, providing excellent space for outdoor entertaining, gardening and family enjoyment. The garden is complemented by a number of useful sheds, and an outbuilding offering extensive storage and workshop potential. The property further benefits from allocated parking and private entrance.

Located in a unique clifftop setting overlooking Dover Harbour, the property combines a peaceful and semi-rural feel with convenient access to the town centre, Dover Priory railway station and the A20, making it ideal for commuters and those seeking a lifestyle close to the coast.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Agents Note

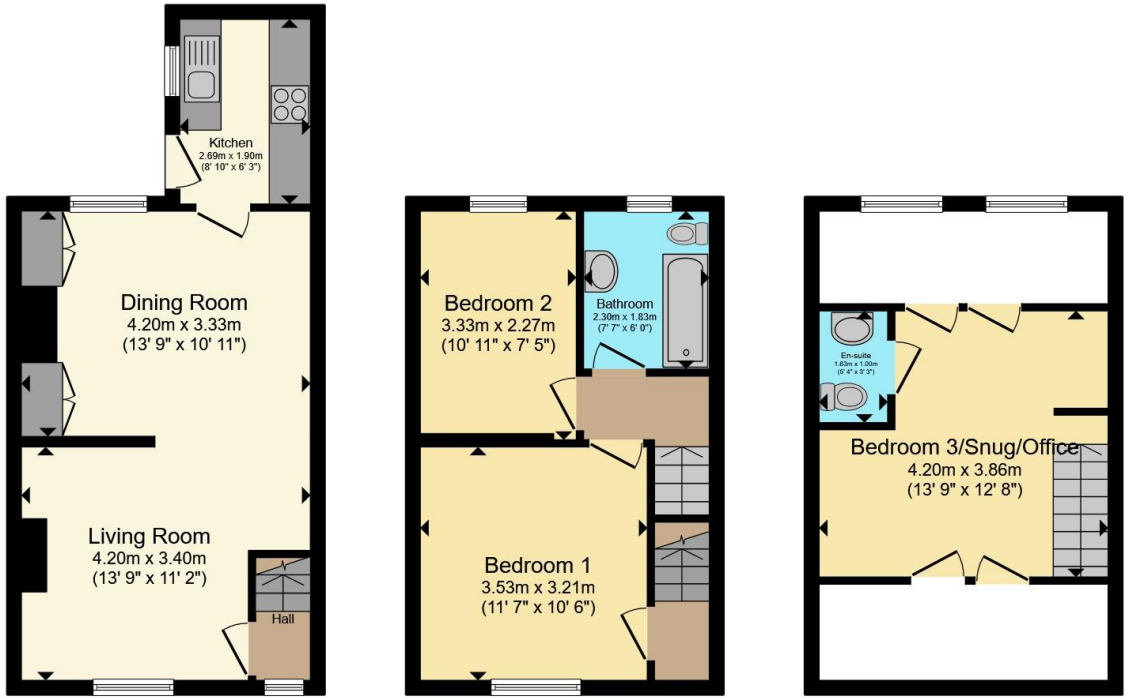
There is an easement on the title, please enquire with the branch.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 79.8 m² (859 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01233 622206
E ashford@connells.co.uk

77 High Street
ASHFORD TN24 8SF

EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/ASH408984

Tenure: Freehold

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.