

Dover Branch:
T: 01304 206666

Deal Branch:
T: 01304 365454

Folkestone Branch:
T: 01303 210777



Herne Bay Branch:
T: 01227 360226

Thanet Branch:
T: 01843 210111

Out of hours:
T: 07970 059561

Asking price of £499,950

Clare Guest House, Folkestone Road, Dover, CT17



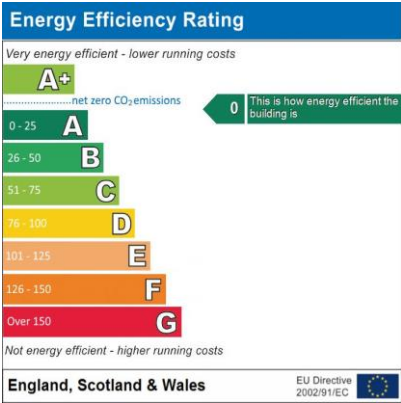
- Substantial Four Storey Property
- Generous Accommodation
- Eight Bedrooms
- Six Ensuite Shower Rooms
- Three Reception Rooms
- 18'8 x 7'1 Kitchen With Utility Room
- Double Glazed Conservatory
- Office
- Ample Off Road Parking

A substantial and generously proportioned four storey period property, presently used as a thriving bed and breakfast establishment, conveniently placed for ease of access to Dover Priory mainline railway station. To the ground floor the accommodation offers a double aspect bay fronted sitting/dining room measuring 36'3 x 13'4 which has a glorious period cast iron fireplace with marble fire surround, dado rails, picture

rails and cornicing. Separate sitting room, dining room, well proportioned kitchen which has an enviable and adjoining double glazed conservatory. In addition the ground floor includes a utility room and storage room at the very rear. The first floor accommodation includes three bedrooms, two of which are ensuite, family room with adjoining shower room and cloakroom. To the second floor there are three bedrooms, all of a double size and all have ensuite shower rooms. The basement level includes a self contained three double bedroom flat with separate entrance, storage room and useful cloakroom. Ample off road parking is provided to the front and at the rear there is a generous lawned garden with island flower beds along with a brick boundary wall, pergola and paved patio.

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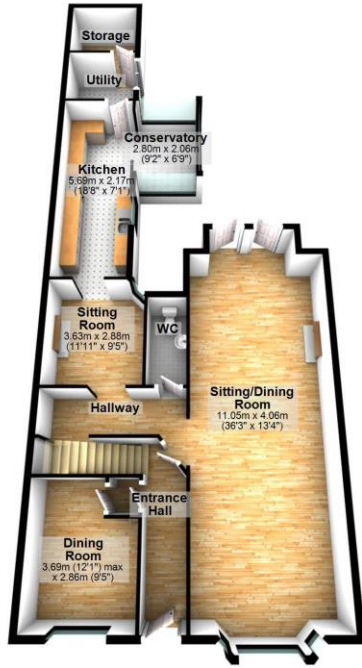




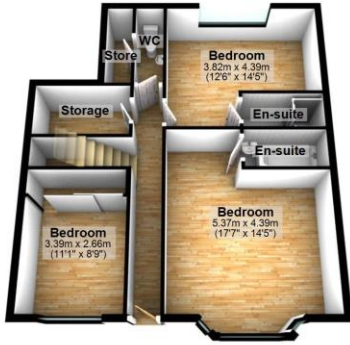




First Floor



Ground Floor



Second Floor



Third Floor

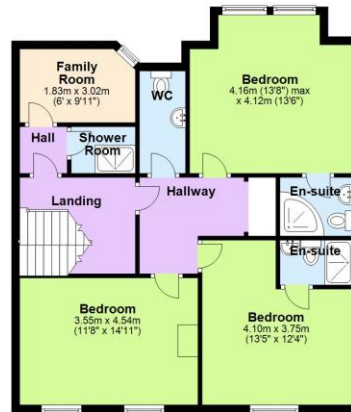


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Plan produced using PlanUp.

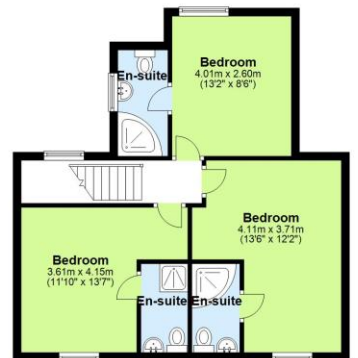
First Floor



Second Floor



Third Floor



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Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS THOMAS AND PARTNERS
10 Victoria Rd, Deal, Kent, CT14 7AP T: 01304 365454 E: enquiries@tapestates.com W: www.tapestates.com

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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