



**Guide Price**  
**£280,000**

**Freehold**

3x  1x  2x 

**Barton Road, Dover,  
Kent, CT16**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Beautifully presented throughout
- Gorgeous period features
- Balcony off the main bedroom with views of Dover Castle
- Ideal family home with space to grow into
- Close to Dover town and the popular St. James Development with a variety of shops and restaurants

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hallway  
 Lounge : 12'2 x 11'10 (3.71m x 3.61m)  
 Dining Room : 10'10 x 10'10 (3.30m x 3.30m)  
 Kitchen/Breakfast Room : 17'9 x 9'10 (5.41m x 3.00m)  
 Downstairs Cloakroom

### SPLIT LEVEL FIRST FLOOR

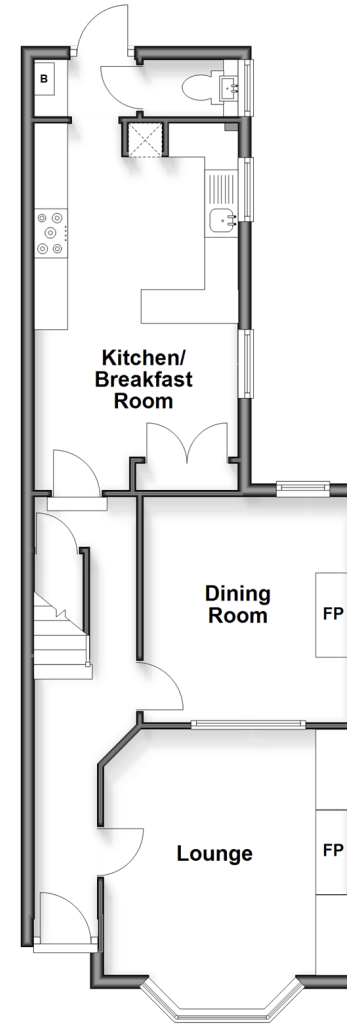
Landing  
 Bedroom 1 : 15'9 x 11'10 (4.80m x 3.61m)  
 Balcony  
 Bedroom 2 : 11'2 x 10'10 (3.41m x 3.30m)  
 Bedroom 3 : 12'6 x 9'10 (3.81m x 3.00m)  
 Bathroom

### OUTSIDE

Front Garden  
 Rear Garden  
 Garden Shed

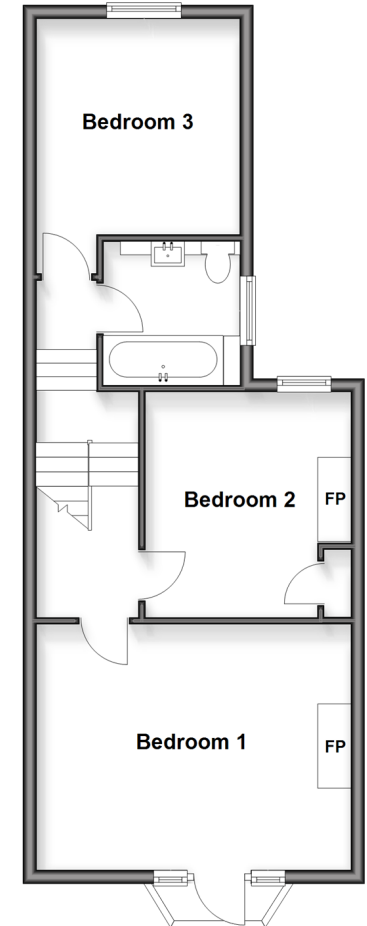
### Split Level Ground Floor

Approx. 52.9 sq. metres (569.5 sq. feet)



### Split Level First Floor

Approx. 50.4 sq. metres (542.0 sq. feet)



**Call Dover - 01304 214876 ■ [wardsof Kent.co.uk](http://wardsof Kent.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



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