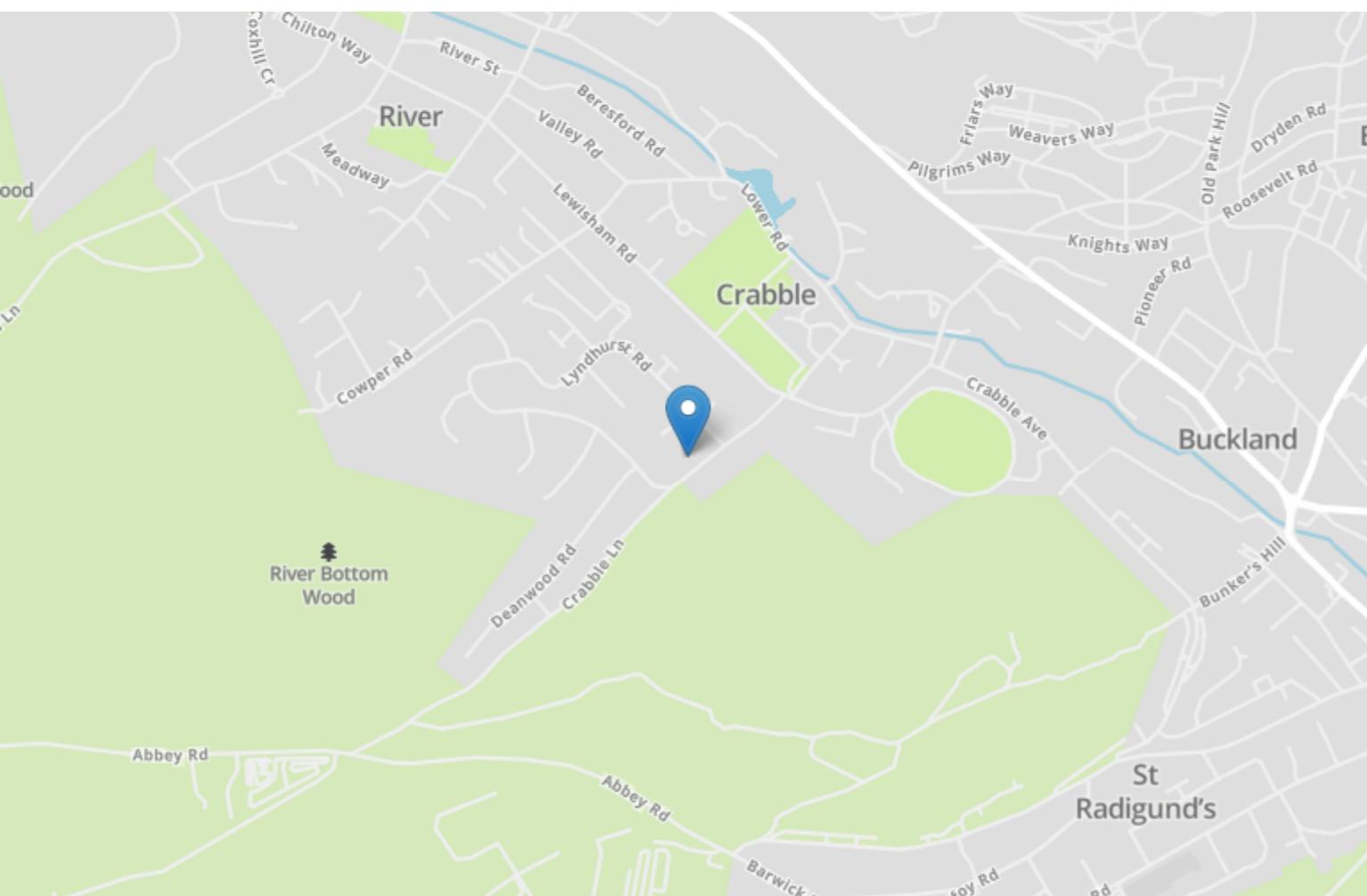
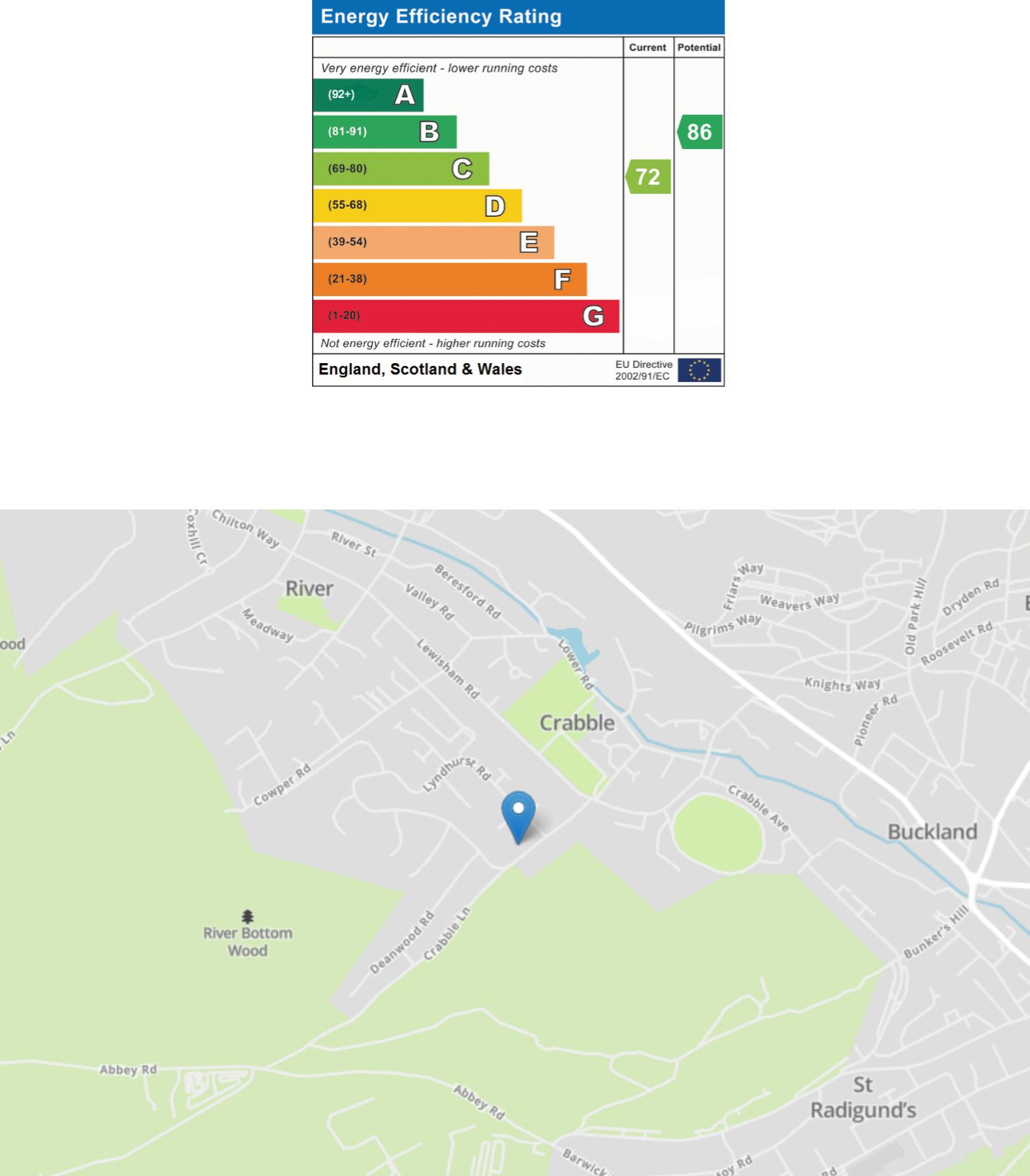


**Burnap + Abel**  
The Charlton Centre High St  
Dover  
CT16 1TT

**Email** Dover@burnapandabel.co.uk  
**Phone** 01304 279107  
<https://www.burnapandabel.co.uk/>



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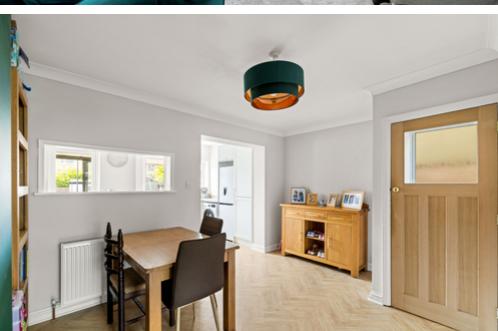


## 50 Crabble Lane

RIVER, Dover  
CT17 0NY

**£290,000 FREEHOLD**

Draft Details...For Sale Through Burnap + Abel...Guide Price £290,000- £300,000 |Well-Presented Two-Bedroom Semi-Detached Home with Sunny Garden and Off-Street Parking. This charming two-bedroom semi-detached house offers a fantastic blend of character, comfort, and modern upgrades - perfect for first-time buyers, downsizers, or investors alike. The property features two generous reception rooms and a spacious modern kitchen which was installed in 2025, creating a flexible and sociable layout ideal for both relaxing and entertaining. Recent improvements include full re-wiring and re-plumbing in 2021, along with a new gas boiler installed in 2021, ensuring peace of mind and energy efficiency. Additional benefits include double glazing and gas central heating throughout. Outside, the sunny rear garden offers a private escape, complete with a brick-built shed fitted with electrics - ideal as a workshop, hobby space, or additional storage. To the front, there is convenient off-street parking, adding everyday practicality in a popular residential location. This well-maintained home is ready to move into and offers excellent value with quality features inside and out. For your chance to view call sole agent Burnap + Abel on 01304 279107.



**Lounge**

13' 7" x 11' 6" (4.14m x 3.51m)

**Dining Room**

13' 8" x 9' 11" (4.17m x 3.02m)

**Kitchen**

13' 6" x 8' 5" (4.11m x 2.57m)

**Bedroom One**

13' 8" x 12' 4" (4.17m x 3.76m)

**Bedroom Two**

13' 8" x 7' 5" (4.17m x 2.26m)

**Bathroom**

6' 11" x 5' 1" (2.11m x 1.55m)

**Garden****Store**

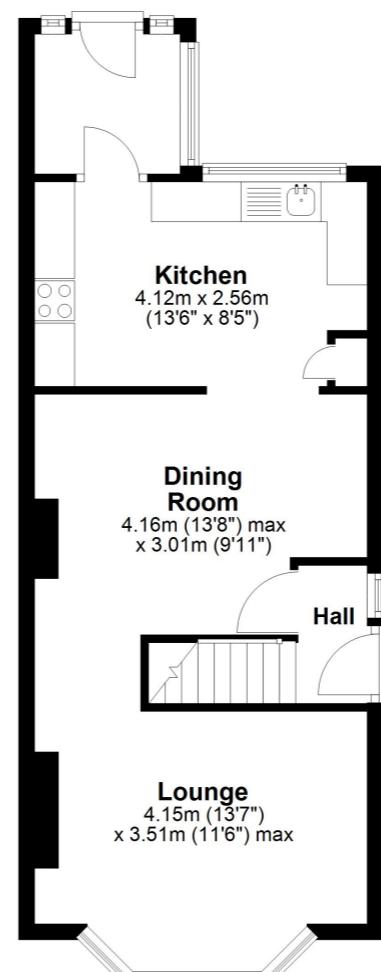
12' 0" x 7' 6" (3.66m x 2.29m) Brick shed with electrics - Potential to be converted into an office.

**Off Street Parking****Area Information**

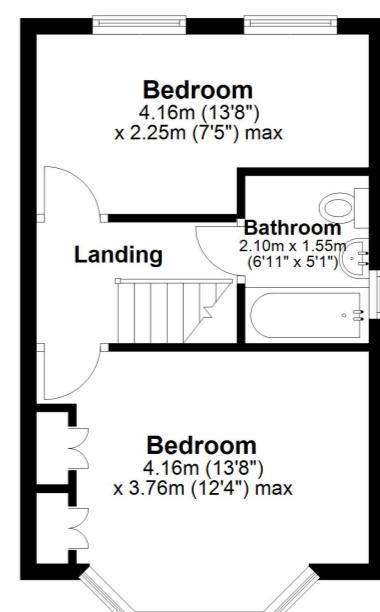
The property is located in the highly sought after historic village of River; a popular residential village providing amenities for a thriving community with a good village hall, primary school, post office, inns and a number of small grocery stores. The local athletic ground is shared by Dover's cricket, rugby and football clubs. Being part of the Kent Downs Area of Outstanding Natural Beauty, there are a wealth of public footpaths, bridle ways and cycle routes on one's doorstep. The beautiful Kearsney Abbey & Russell Gardens lie close by and Whitfield lies to the north-east with main brand superstores. The harbour town of Dover beyond has an impressive marina, water sport facilities, and excellent educational establishments; together with ferry service to the continent and high speed mainline railway station, with the travel time to London St Pancras being just under the hour.

**Ground Floor**

Approx. 42.4 sq. metres (456.0 sq. feet)

**First Floor**

Approx. 28.1 sq. metres (302.1 sq. feet)

**Outbuilding**

Approx. 8.4 sq. metres (90.5 sq. feet)

