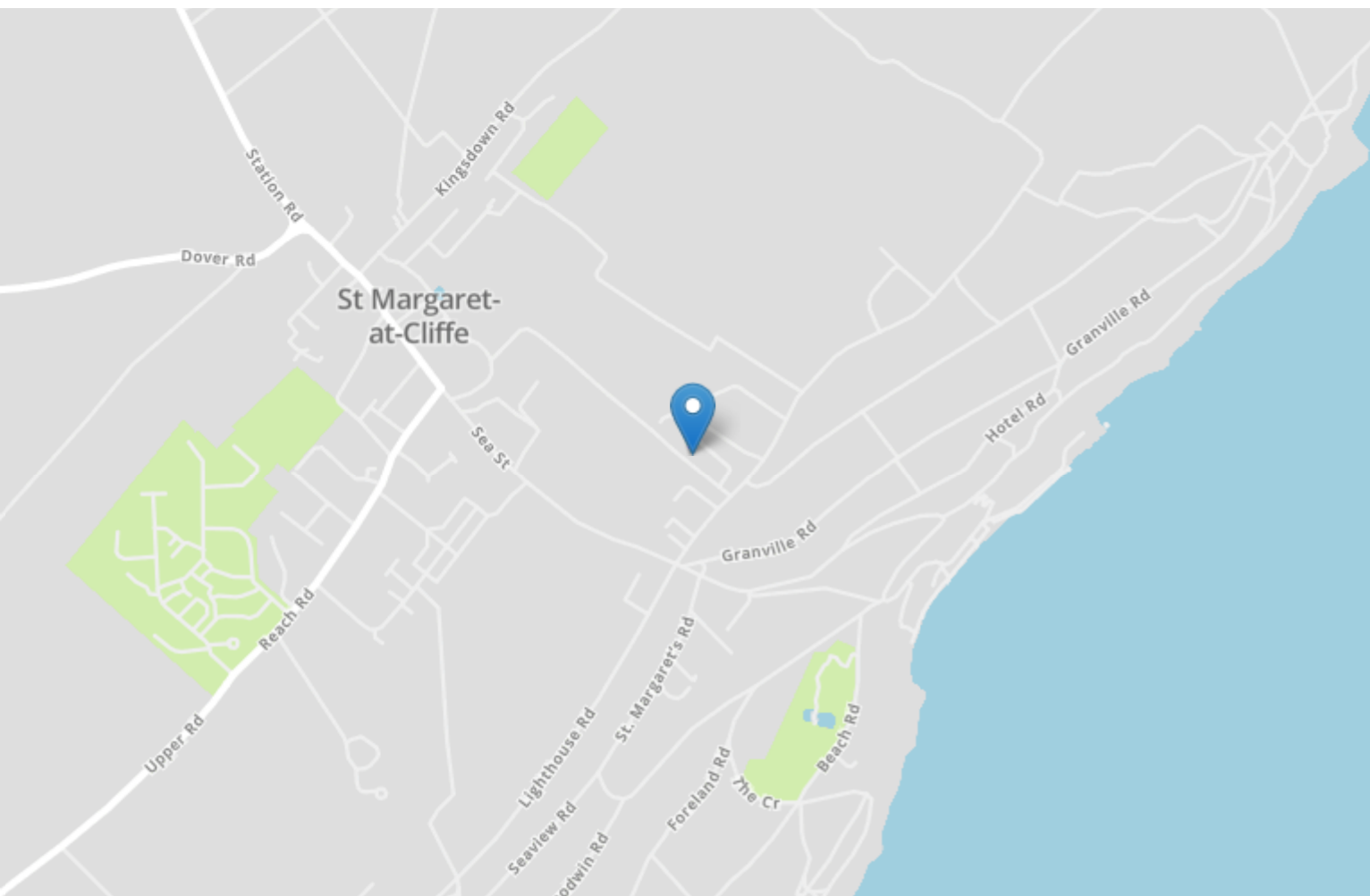


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	20	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



3 Droveaway Gardens

ST MARGARETS BAY, Dover
CT15 6BS

£200,000 LEASEHOLD

Draft Details...Chain Free | Four Bedroom Maisonette With Garden & Garage Space (Potential To Have Parking For Two Cars) | In Need Of Refurbishment | Highly Sought After Location | Burnap + Abel are delighted to offer onto the market this fantastic four bedroom split level maisonette located in the highly sought after Droveaway Gardens, St Margarets Bay, Dover. The property has a huge amount of potential and the accommodation boasts a generous size lounge, kitchen, bathroom and four double bedrooms. Additional benefits include a garden, garage space and extra space on the corner at the rear to create parking for an extra vehicle and NO ONWARD CHAIN. A popular residential location in a most sought after village. St Margaret's Bay forms an attractive fold in the dramatic White Cliffs of Dover, steeped in history and being located at one of the closest points to the continent. Neighbouring countryside is recognised as an Area of Outstanding Natural Beauty with a network of footpaths running along the cliff tops. A sheltered beach is nearby and the village centre provides useful amenities including a primary school, pubs and restaurants, village shop and Post office. To the north lies the cinque port town of Deal and to the south the port of Dover, both with mainline rail services inclusive of the Javelin High Speed link to London St Pancras. For your chance to view call sole agents Burnap + Abel on 01304 279107.



Lounge

15' 5" x 13' 7" (4.70m x 4.14m)

Bedroom

13' 7" x 11' 5" (4.14m x 3.48m)

Bedroom

13' 8" x 11' 5" (4.17m x 3.48m)

Bathroom

10' 5" x 5' 6" (3.17m x 1.68m)

Kitchen

10' 4" x 8' 0" (3.15m x 2.44m)

Second Floor

Bedroom

23' 7" x 11' 11" (7.19m x 3.63m)

Bedroom

17' 4" x 11' 2" (5.28m x 3.40m)

Loft Store Off Of The Bedroom

9' 5" x 7' 11" (2.87m x 2.41m)

Garden

Private rear garden that is mainly laid to lawn. Rear access.

Garage Space / Parking

To the rear of the property is a small steel garage space (not big enough for a car). This could be removed by potential buyers to create off street parking. Alternatively, a new garage can be built similar to neighbouring garage. The owners also own land behind the garden on the corner which has potential to be used as a parking space.

Lease & Service Charge Info

The vendor has informed us of the following information;

Lease length - 90 + years remaining (vendor coming back to us to to confirm exact years remaining).

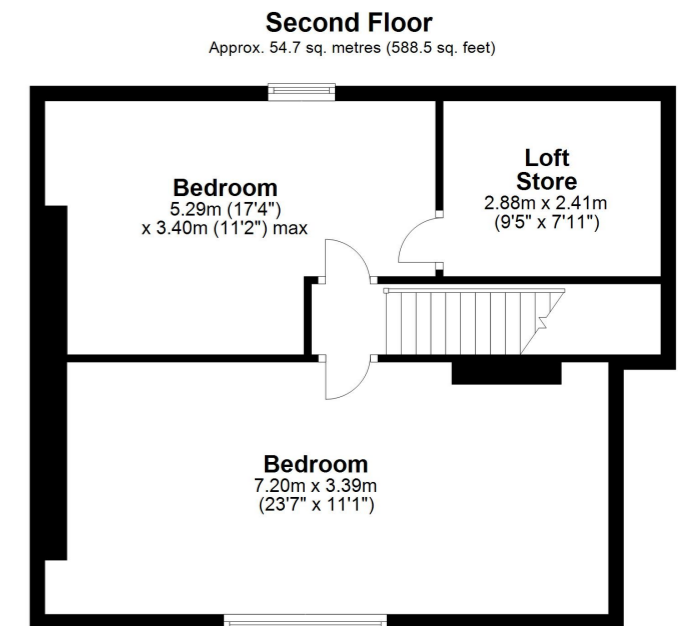
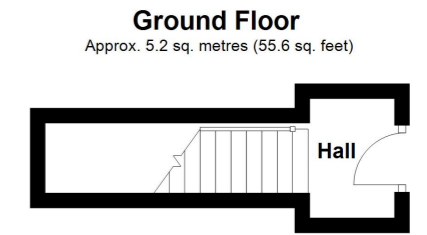
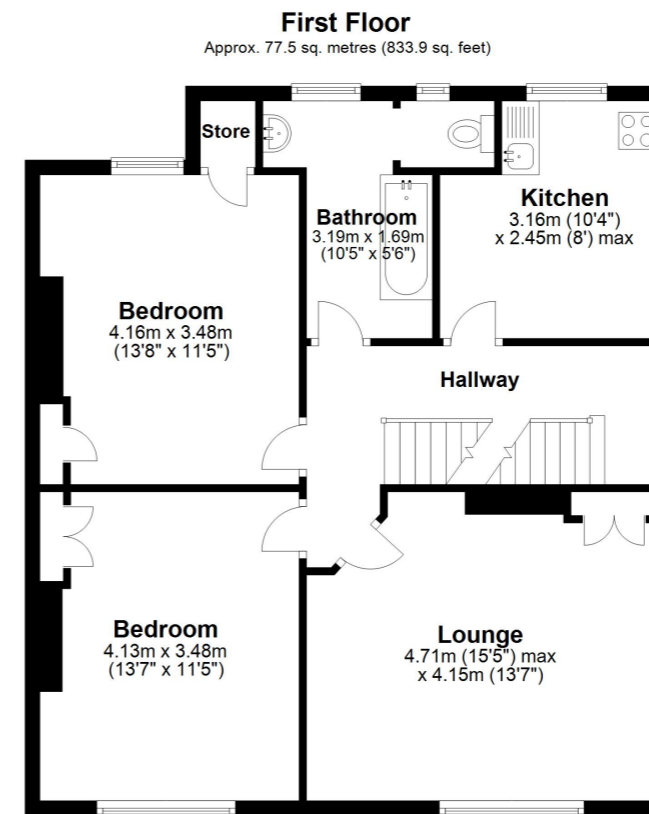
Service Charge - Payable as and when needed. This flat is responsible for 2/3rds of the maintenance and buildings insurance.

Ground Rent - £250 per annum

The vendor owns the freehold of the building and is willing to sell 50% share of the freehold for an additional £2500

Area Information

The village of St Margaret's at Cliffe offers local shopping, post office, pubs, doctor's surgery with pharmacy, newsagent/general store, primary school (Ofsted rated as 'outstanding') and churches, whilst The Bay itself is sheltered for bathing, fishing, sailing etc. The cliff top to either side of The Bay is mainly in the care of the National Trust and offers some delightful walks. There are golf courses at nearby Kingsdown and Deal with St George's at Sandwich (venue of the 2021 British Open). The Cathedral City of Canterbury offers an excellent shopping centre together with leisure interest, theatres and county cricket. Excellent links to the continent via the Port of Dover, the Channel Tunnel and Eurostar from Ashford, London St Pancras 75 minutes from Martin Mill station (approx. 2 miles).



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.
Plan produced using PlanUp.

