



### 167 The Gateway

Dover

CT16 1LJ

**£130,000 LEASEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL... Fabulous One-Bedroom Top-Floor Apartment with Stunning Sea Views | Located in the iconic and highly sought-after Gateway Block, this fabulous one-bedroom top-floor apartment offers breath-taking sea views and an enviable coastal lifestyle. Beautifully positioned to take full advantage of its panoramic outlook, the apartment features a balcony - perfect for enjoying morning coffee or evening sunsets over the sea. Inside, the well-presented living space includes a bright and airy lounge, kitchen, sun room, a spacious double bedroom and bathroom. Further benefits include allocated parking, double glazing, and the rare advantage of being sold chain-free, making for a smooth and hassle-free purchase. Whether you're looking to downsize, secure a low-maintenance seaside home, or find the perfect second home, this apartment delivers on style, comfort, and location. With its unbeatable views and secure, well-maintained setting, this is a rare opportunity to own a premium apartment in one of Dover's most desirable residential landmarks. For your chance to view call Burnap + Abel on 01304 279107.



**Lounge/Dining Room**

20' 6" x 10' 9" (6.25m x 3.28m)

**Kitchen**

17' 1" x 7' 1" (5.21m x 2.16m)

**Sun Room****Bedroom****Shower Room**

7' 0" x 6' 6" (2.13m x 1.98m)

**Balcony****Parking**

The property comes with allocated parking for one car.

**Lease & Service Charge Information**

The vendor has informed us of the following information;

Service Charge- £344.97 PCM

Lease Length - Approximately 1081 years remaining

**Area Information**

The Gateway stands in noted formal grounds. Located in an ideal position and within easy reach of the centre of Dover and newly opened St James' Retail and Leisure Park, the nearby Dover Priory mainline railway station provides fast access to London St Pancras International via HS1.

**Top Floor**

Approx. 61.7 sq. metres (664.5 sq. feet)

