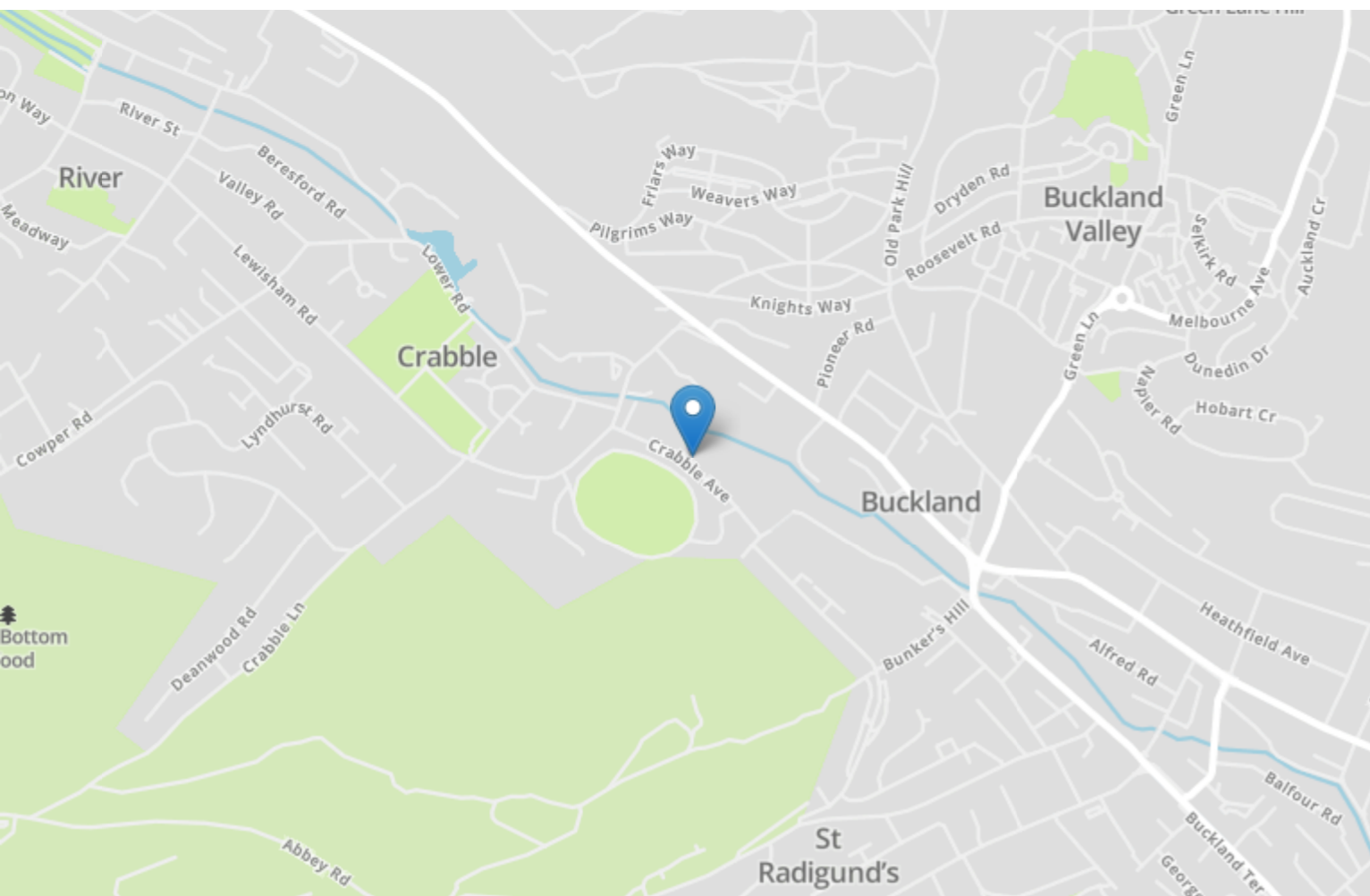


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



19 St Andrews Terrace Crabble Avenue

RIVER, Dover
CT17 0JD

£325,000 FREEHOLD

Draft Details... FOR SALE THROUGH BURNAP + ABEL... A beautifully presented and Victorian terraced townhouse arranged over three spacious floors, ideally positioned in the highly sought-after Crabble Avenue area of Dover, on the edge of a desirable village of River and within walking distance of the highly regarded River Primary School. This charming home has been extended and perfectly combines period elegance with modern, open-plan living and enjoys excellent HS1 rail links to London from the nearby station. The lower ground floor forms the heart of the home, featuring a stunning open-plan kitchen and dining room complete with a log burner, creating a warm and inviting space ideal for family life and entertaining, while still retaining the character expected of a Victorian property. This level also benefits from a utility room and contemporary shower room, adding to the home's practicality and flexibility. On the ground floor, the property offers a generous and welcoming lounge filled with natural light, alongside bedroom three, which would also make an excellent home office or guest room. The first floor provides two well-proportioned double bedrooms and a modern family bathroom, offering comfortable accommodation arranged over two further levels - perfect for growing families or those working from home. Outside, the home enjoys a private, low-maintenance rear garden, ideal for relaxing or entertaining with minimal upkeep. Additional benefits include double glazing, gas central heating with the boiler serviced in 2025, and an enviable location with easy parking nearby. With close proximity to countryside walks, local amenities, schools, shops, and fast commuter links, this characterful home offers the perfect balance of village charm and modern convenience.



Lounge

11' 5" x 10' 11" (3.48m x 3.33m)

Bedroom Three

9' 8" x 9' 6" (2.95m x 2.90m)

Bathroom

10' 6" x 6' 8" (3.20m x 2.03m)

Kitchen

11' 11" x 11' 3" (3.63m x 3.43m)

Dining Room

14' 7" x 10' 8" (4.45m x 3.25m)

Utility

6' 9" x 4' 11" (2.06m x 1.50m)

Shower Room

6' 4" x 4' 10" (1.93m x 1.47m)

Bedroom One

14' 7" x 10' 8" (4.45m x 3.25m)

Bedroom Two

11' 7" x 9' 8" (3.53m x 2.95m)

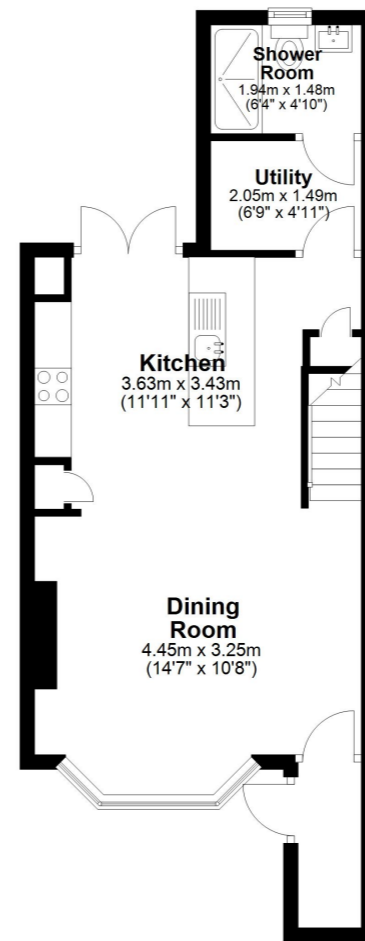
Garden

Area Information

Dover is a major ferry port town and faces France across the Strait of Dover, the narrowest part of the English Channel. It is home of the Dover Calais ferry through the Port of Dover and is famous for both its White Cliffs and Dover Castle that historically functioned as protection against invaders. Dover's main commuting roads are the A2 and A20, connecting the town with Canterbury and London. The high speed rail service runs from Dover Priory to London St Pancras International station.

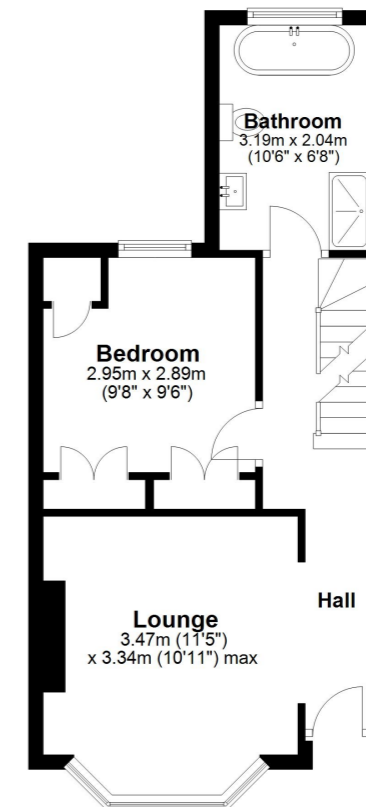
Lowest Ground Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



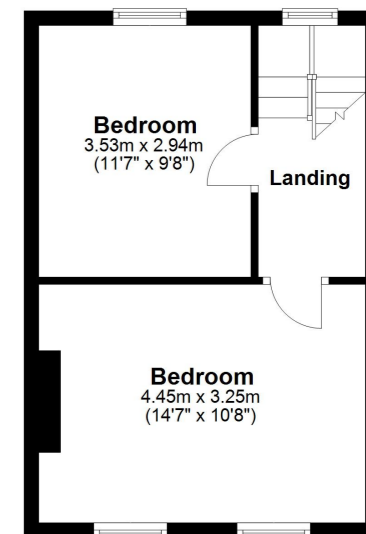
Ground Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



First Floor

Approx. 30.2 sq. metres (324.8 sq. feet)



Total area: approx. 103.5 sq. metres (1114.5 sq. feet)

