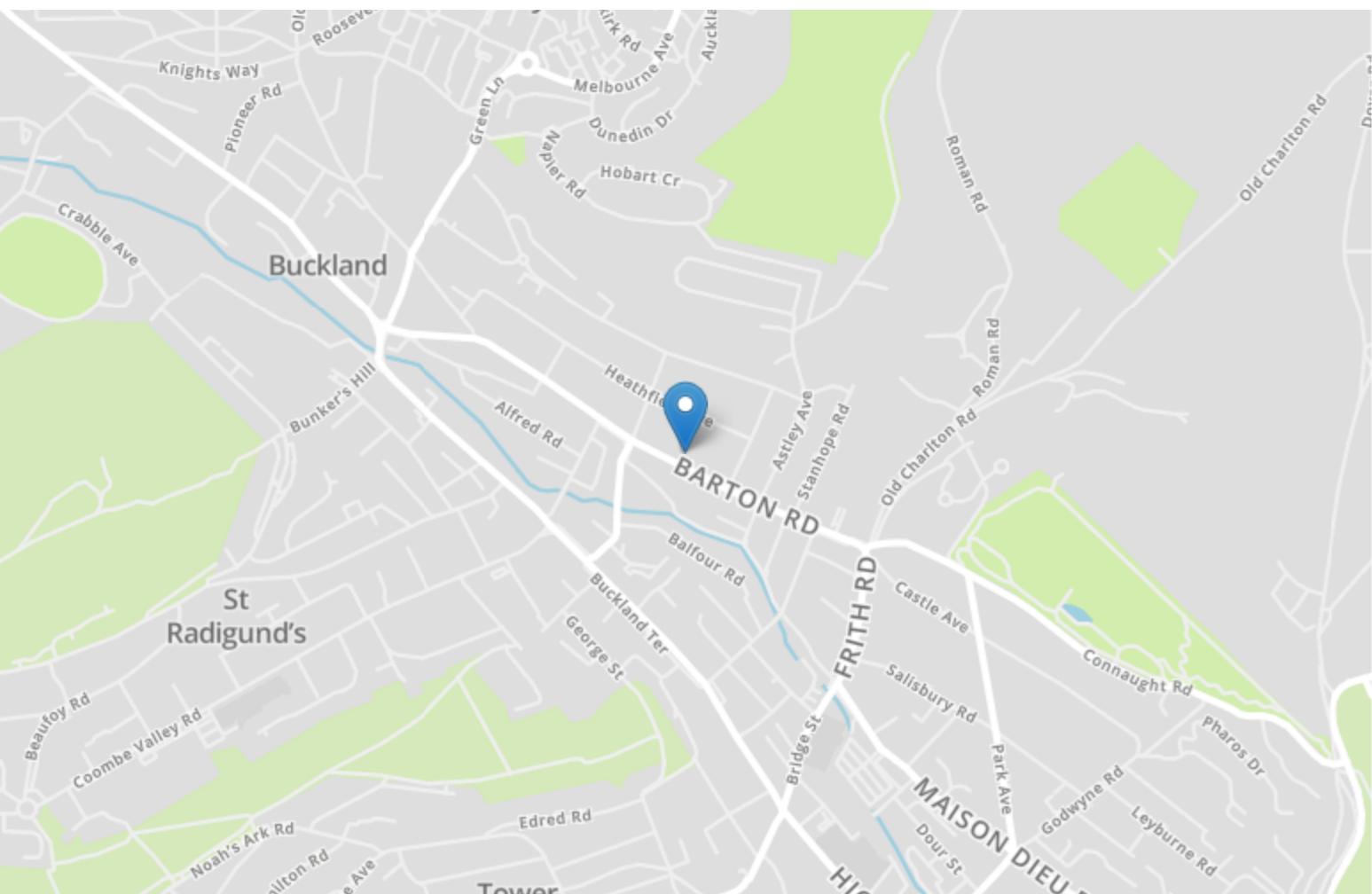
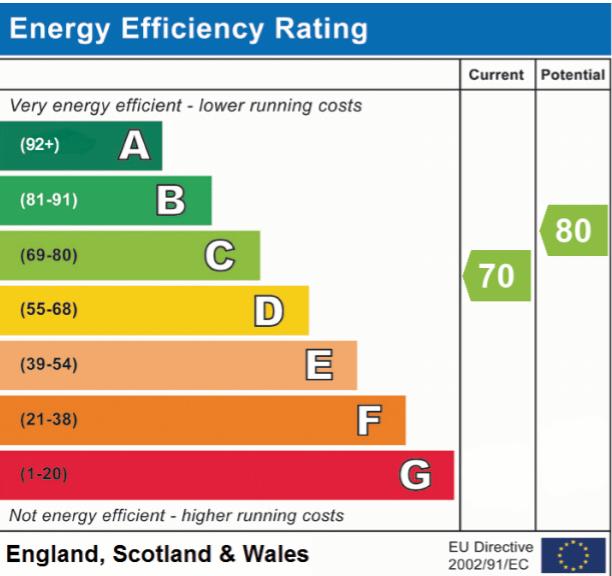


**Burnap + Abel**  
4 Sandgate Road  
Folkestone  
Kent  
CT20 2BZ

Email [folkestone@burnapandabel.co.uk](mailto:folkestone@burnapandabel.co.uk)  
Phone 01303 258590  
[www.burnapandabel.co.uk](http://www.burnapandabel.co.uk)



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## 51 Barton Road

Dover  
CT16 2NF

**£1,400**

pcm

TO LET WITH BURNAP + ABEL... | Located on one of Dover's most sought-after residential roads, this spacious three-bedroom Edwardian property offers character, comfort, and convenience—perfect for families or professionals seeking a well-presented long-term home. Inside, the property boasts generous room sizes, high ceilings, and a bright, airy feel throughout. The ground floor features a welcoming lounge, a separate dining room, and a large kitchen with ample storage and workspace. There is also a useful downstairs toilet and a small conservatory leading out to the rear garden. Upstairs, you'll find three well-proportioned bedrooms along with a family bathroom. Additional benefits include gas central heating and double glazing, ensuring comfort all year round. To the rear, the property offers a private garden—ideal for relaxing, outdoor dining, or play space. Situated within easy reach of local schools, shops, and transport links, this home provides excellent everyday convenience in a highly desirable area. Call BURNAP+ABEL Folkestone on 0130850950 to book a viewing.



**Lounge**

12' 0" x 11' 5" (3.66m x 3.48m)

**Dining Room**

11' 6" x 10' 3" (3.51m x 3.12m)

**Kitchen**

21' 8" x 10' 1" (6.60m x 3.07m)

**W.C.****Conservatory**

9' 5" x 9' 4" (2.87m x 2.84m)

**Bedroom One**

14' 6" x 11' 5" (4.42m x 3.48m)

**Bedroom Three**

11' 5" x 10' 3" (3.48m x 3.12m)

**Bedroom Three**

10' 5" x 10' 1" (3.17m x 3.07m)

**Bathroom**

7' 5" x 7' 1" (2.26m x 2.16m)

**Garden****Area Information**

This property is situated in a popular no through road and just a short walk away from a good selection of primary and secondary schools, including both Boys and Girls Grammar. Within the local area is a good range of shops including Morrisons and Asda and Dover town is also nearby. There are excellent access routes to the A2/M2 and the A20/M20 and for anyone needing to commute by train then Dover Priory, with its fast links to London St Pancras in just 1 hour 5 minutes, is only a short drive away. With St James's development close by with a cinema complex, a range of restaurants and High Street shops including Next and Marks & Spencer.

