

## 1 Diamond Close

EYTHORNE, Dover  
CT15 4FD

**£400,000 FREEHOLD**

DRAFT DETAILS...FOR SALE THROUGH BURNAP + ABEL...Offers Over Over £400,000 | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom detached house located in the highly sought after Diamond, Close, Eythorne, Dover. The property is in beautiful condition throughout and the accommodation boasts and large lounge, separate dining room, stylish kitchen/breakfast room, three bedrooms and a modern family bathroom. Additional benefits include parking for up to six cars, garden, en suite to the main bedroom, downstairs W.C., utility room, water softener, wooden shutters throughout, double glazing and gas central heating. The semi-rural village of Eythorne is just so convenient for access to both the historic seaside town of Dover as well as the Cathedral City of Canterbury. For families there is a park around the corner for the children to go and play, great woodland walks for the adults in and around the village as well as a vintage railway station. For your chance to view call Burnap + Abel on 01304 279107.





Lounge

20' 4" x 10' 10" (6.20m x 3.30m)

Kitchen/Breakfast Room

16' 4" x 6' 10" (4.98m x 2.08m)

Utility

8' 8" x 7' 0" (2.64m x 2.13m)

Dining Room

12' 3" x 8' 8" (3.73m x 2.64m)

W.C.

Bedroom One

11' 10" x 10' 8" (3.61m x 3.25m)

En Suite

Bedroom Two

10' 5" x 8' 8" (3.17m x 2.64m)

Bedroom Three

10' 5" x 7' 0" (3.17m x 2.13m)

Bathroom

6' 11" x 5' 7" (2.11m x 1.70m)

Garden

Parking

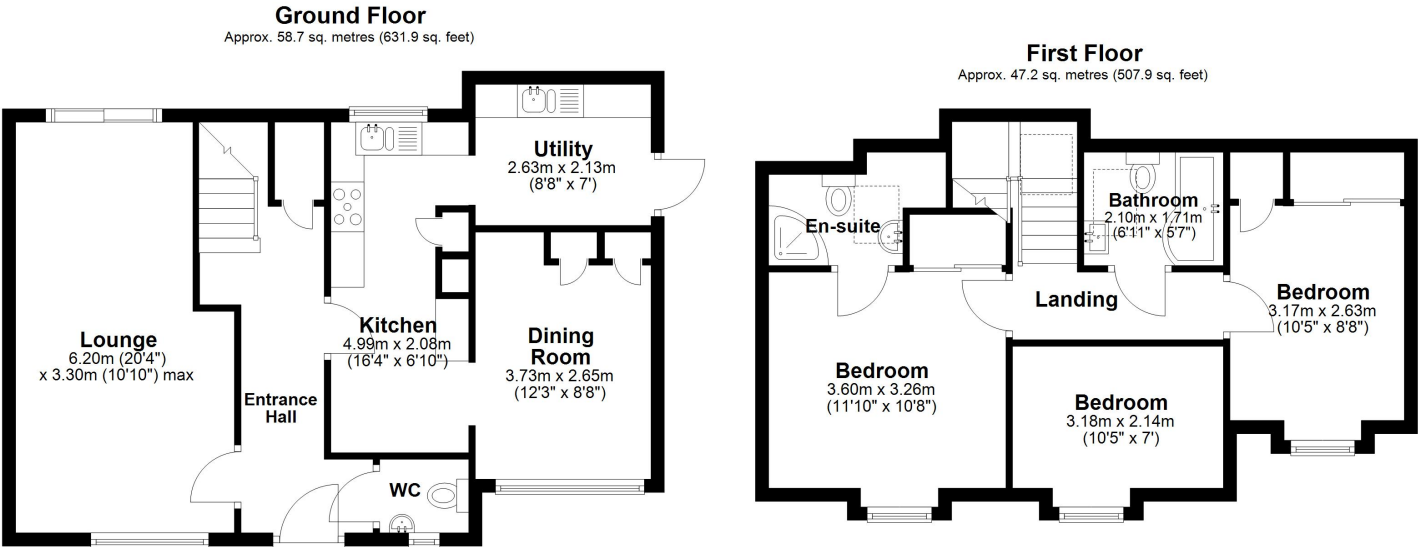
The property has parking for up to 6 cars.

Estate Charge

The current vendors have informed us that they £300 per which can be paid monthly, quarterly or annually.

Area Information

Eythorne is a small rural village which is 7 miles from Dover connecting you to the port and 13 miles from the cultural city of Canterbury with great access to the A2, M2 and M20. Eythorne is neighboured by Coldred which has 'Kent's best kept village' status and Shepherdswell which has the nearest main line train station connecting through Canterbury to pick up the high-speed service to London St Pancras or has direct routes to London Victoria. Eythorne has a village convenience store with post office which has a good selection of produce, The Crown Inn pub which serves food, Eythorne Elvington Community Primary School and two churches. For families there is a park around the corner for the children to go and play, great woodland walks in and around the village as well as a vintage railway station. The historical town of Sandwich is only 7 miles away and has a cinque port, pubs & restaurants, secondary and grammar schools, boutique shops and has a train station.



Total area: approx. 105.9 sq. metres (1139.8 sq. feet)

