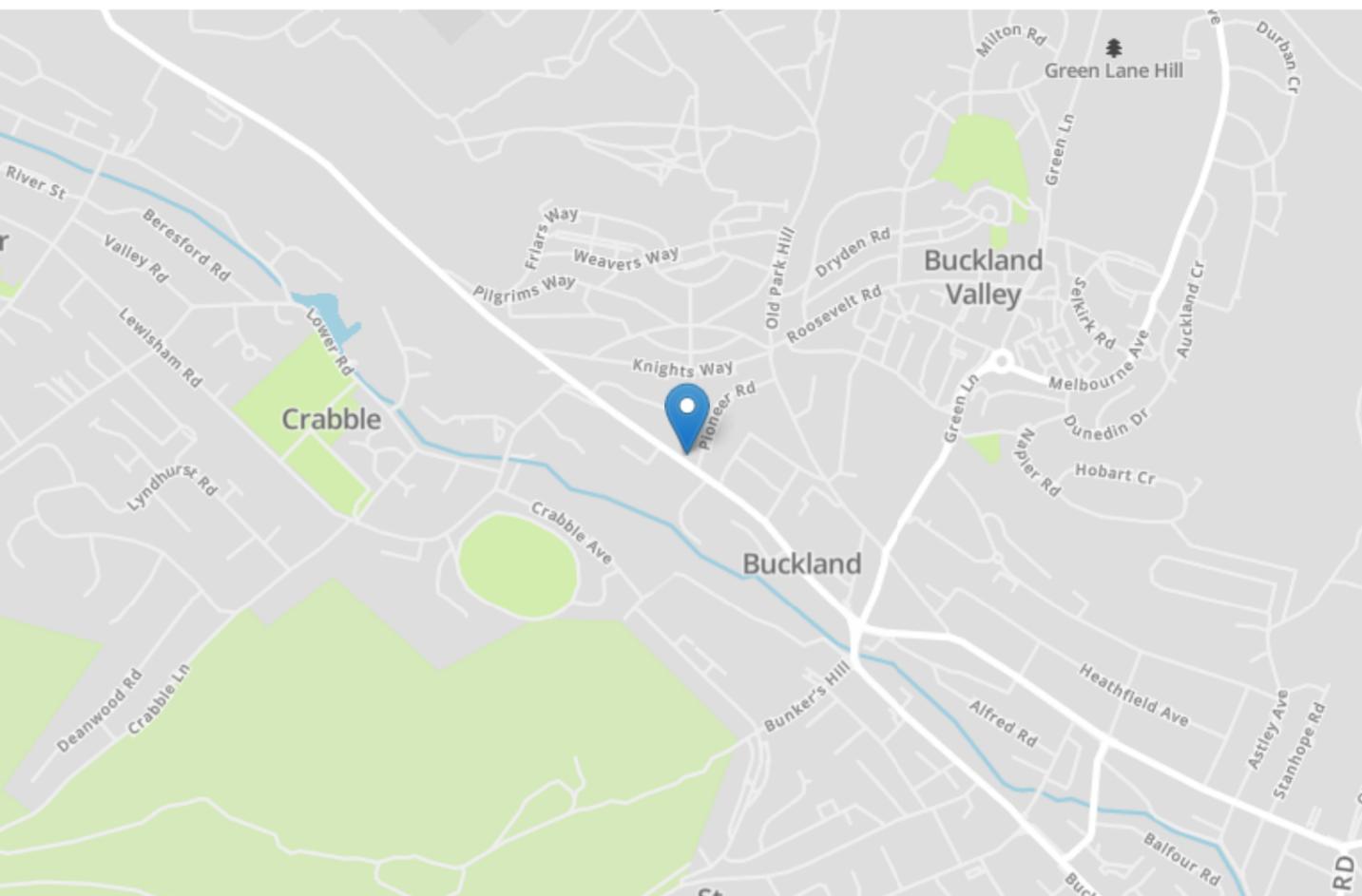


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



83 Crabble Hill

Dover
CT17 0RZ

£200,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...A fantastic three-bedroom terraced house located in the highly sought-after area of Crabble Hill in Dover. This property would make an ideal purchase for first-time buyers, growing families or buy-to-let investors alike. The well-proportioned accommodation comprises a welcoming lounge, separate dining room and a generous-sized kitchen. To the rear of the property there is also a convenient downstairs bathroom and separate WC. To the first floor are three spacious bedrooms, providing plenty of room for a growing family or for those needing additional space for a home office. Externally, the property benefits from a low-maintenance rear garden, perfect for relaxing or entertaining. The home also benefits from double glazing and gas central heating. An excellent opportunity to acquire a well-located property with great potential in a popular part of Dover. For your chance to view call Burnap + Abel on 01304 279107.



Lounge

12' 9" x 10' 9" (3.89m x 3.28m)

Dining Room

14' 2" x 10' 2" (4.32m x 3.10m)

Kitchen

13' 0" x 8' 10" (3.96m x 2.69m)

Separate W.C.

Bathroom

7' 11" x 7' 0" (2.41m x 2.13m)

Bedroom One

13' 11" x 9' 9" (4.24m x 2.97m)

Bedroom Two

12' 10" x 8' 10" (3.91m x 2.69m)

Bedroom Three

11' 1" x 7' 4" (3.38m x 2.24m)

Garden

Area Information

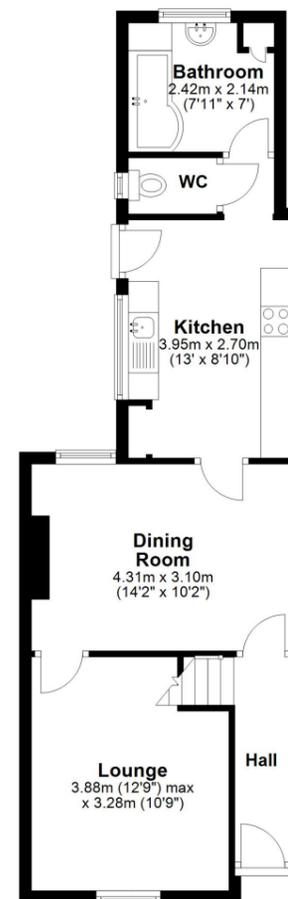
Dover is a vibrant coastal town best known for its iconic White Cliffs and historic Dover Castle, which for centuries has stood as a symbol of protection and strength. Perfectly positioned on the narrowest part of the English Channel, Dover is a gateway to Europe, with the Port of Dover offering regular ferry crossings to Calais.

For commuters, Dover is exceptionally well connected. The A2 provides direct links to Canterbury and London, while the A20 offers convenient access along the south coast. Dover Priory railway station benefits from the high-speed service to London St Pancras International, with journey times of just over an hour, making the town an ideal base for those balancing coastal living with city working.

Dover combines rich history with excellent transport links, offering a unique lifestyle where countryside, coast, and convenience meet.

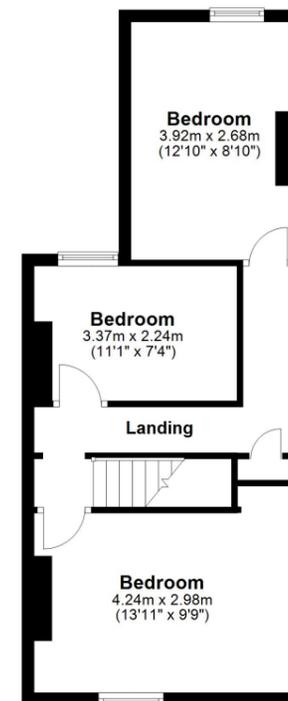
Ground Floor

Approx. 48.9 sq. metres (526.2 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



Total area: approx. 90.6 sq. metres (975.2 sq. feet)

