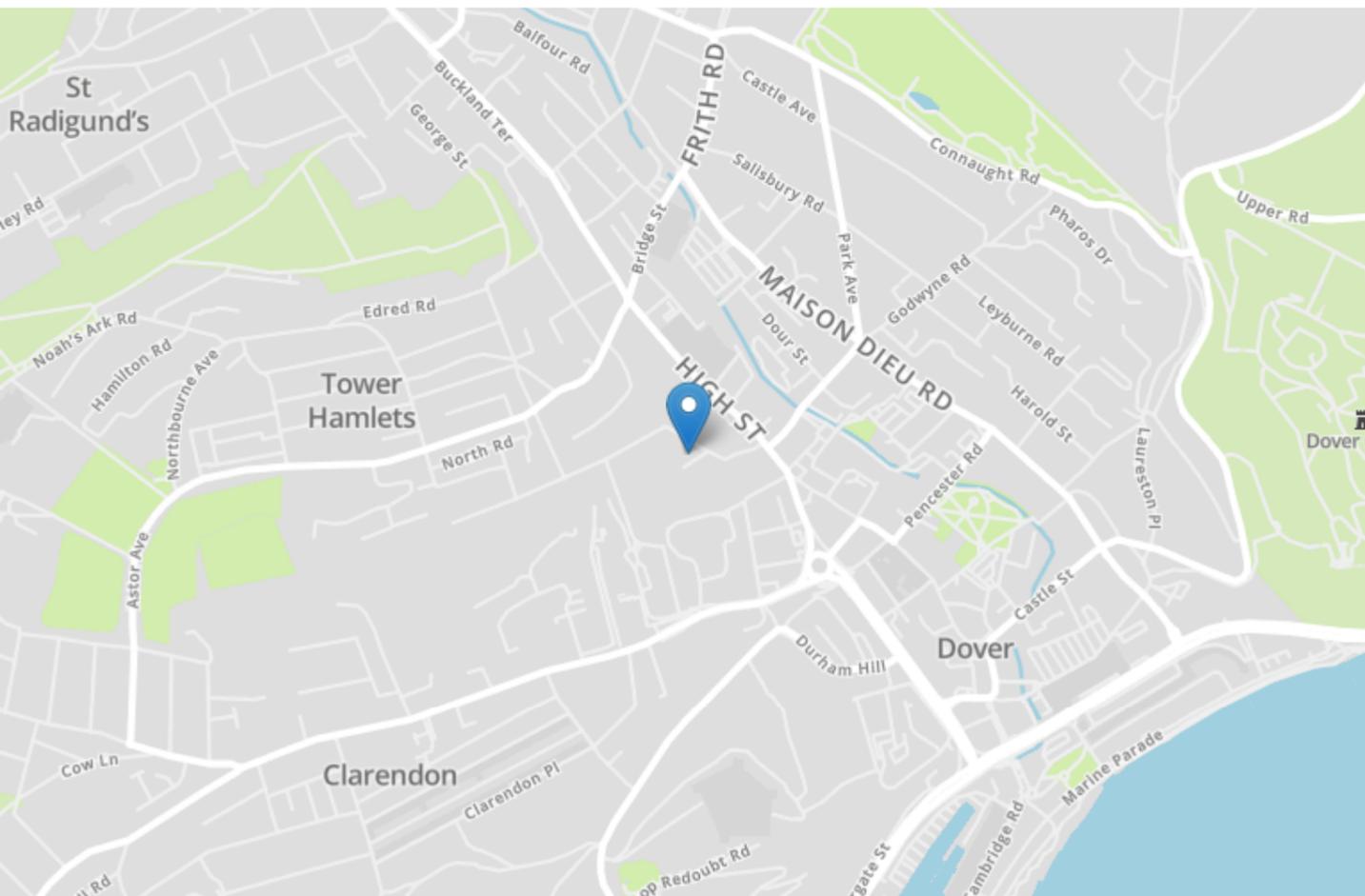


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



1 Priory Grove

Dover
CT17 0AB

£350,000 FREEHOLD

Draft Details...Offers In Excess Of £350,000 | FOR SALE THROUGH BURNAP + ABEL...Elegant Five-Bedroom Period Home Blending Character and Contemporary Living | Discover a home where timeless elegance meets modern sophistication. This beautifully presented five-bedroom period residence showcases an abundance of original character, complemented by stylish upgrades and immaculate décor throughout. The ground floor offers a graceful bay-fronted lounge and an elegant dining room - perfect for entertaining and family gatherings. The kitchen/breakfast room provides both practicality and style, creating a welcoming heart of the home for everyday living. Arranged over three floors, the property features five generously proportioned bedrooms, including a tranquil principal suite, alongside flexible rooms ideal for guests, dressing space, or home working. Two thoughtfully designed bathrooms complete the accommodation, ensuring comfort and convenience for modern family life. Ideally positioned in a highly desirable location, the home sits within a short walk of the railway station, offering fast and direct links to London - perfect for commuters seeking both connectivity and a peaceful setting. Surrounded by local amenities and well-regarded schools, this property offers a truly enviable lifestyle opportunity. For your chance to view call Burnap + Abel on 01304 271907.



Lounge

14' 7" x 12' 5" (4.45m x 3.78m)

Dining Room

13' 2" x 10' 6" (4.01m x 3.20m)

Kitchen/Breakfast Room

21' 1" x 8' 9" (6.43m x 2.67m)

W.C.

Bedroom One

16' 9" x 12' 7" (5.11m x 3.84m)

Bedroom Four

13' 3" x 10' 10" (4.04m x 3.30m)

Bedroom Five

9' 9" x 9' 0" (2.97m x 2.74m)

Bathroom

10' 4" x 6' 3" (3.15m x 1.91m)

Bedroom Three

13' 4" x 11' 2" (4.06m x 3.40m)

Bedroom Two

16' 10" x 8' 5" (5.13m x 2.57m)

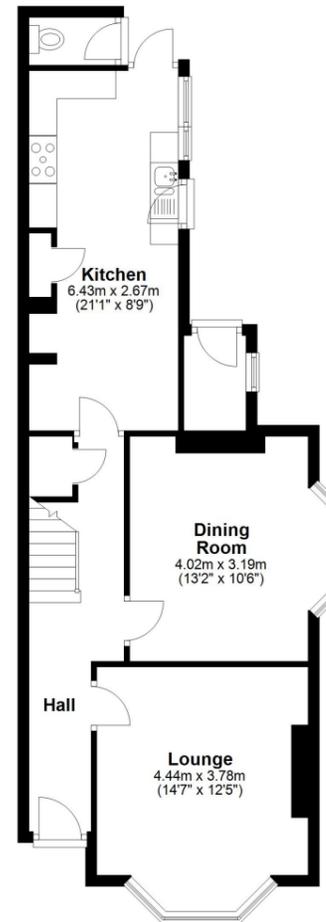
Shower Room

Garden

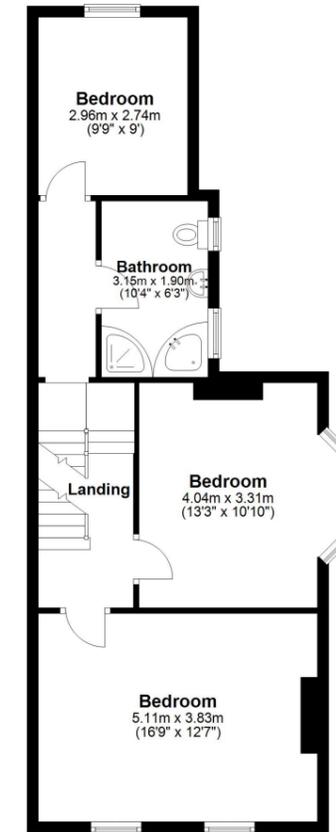
Area Information

Set within a desirable area and only a stone's throw away from the heart of Dover, the area is surrounded by many popular schools within walking distance including the prestigious Dover College and Dover Girls Grammar School. The coastal town of Dover offers a selection of shopping, educational and recreational facilities along with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury with its excellent range of shopping, educational and recreational facilities. Dover Priory Mainline railway station offers services to all seaside towns such as Folkestone, Margate & Whitstable and excellent high-speed connections to the capital.

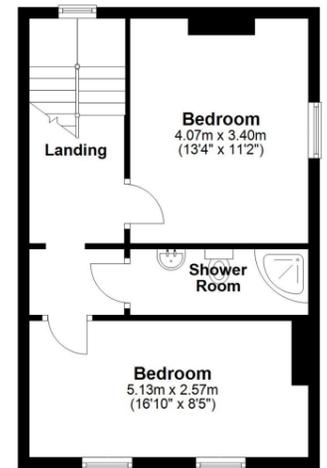
Ground Floor
Approx. 59.9 sq. metres (644.9 sq. feet)



First Floor
Approx. 57.7 sq. metres (621.5 sq. feet)



Second Floor
Approx. 41.1 sq. metres (441.9 sq. feet)



Total area: approx. 158.7 sq. metres (1708.3 sq. feet)

