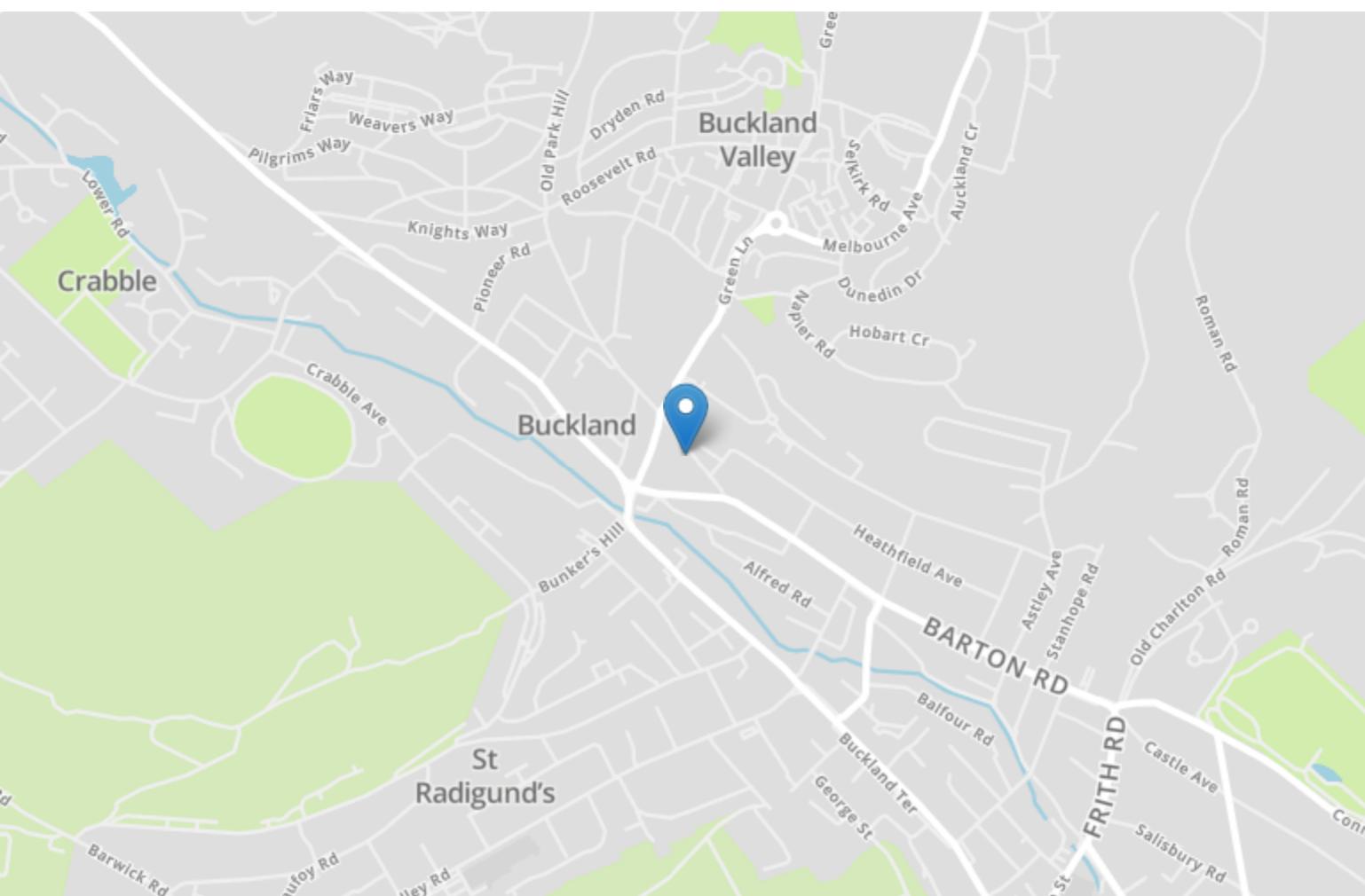
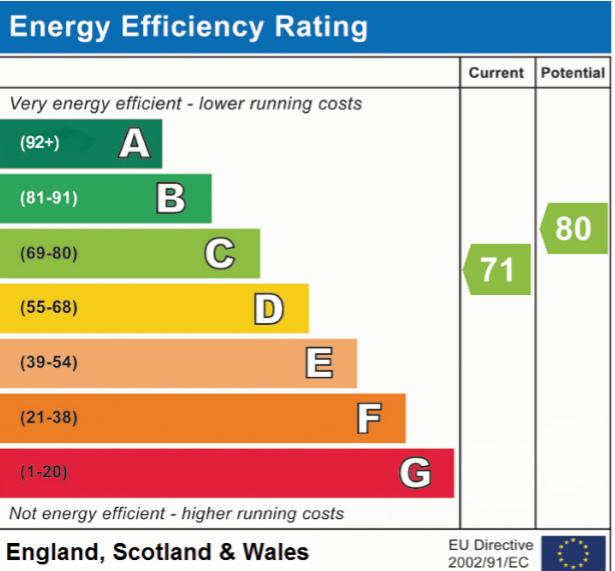


**Burnap + Abel**  
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## 7 Brookfield Avenue

Dover  
CT16 2AF

**£200,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £200,000 - £210,000...Welcome to this fantastic three-bedroom terraced home, ideally situated in the ever-popular Brookfield Avenue area of Dover. Perfect for first-time buyers or those with a growing family, this property offers endless potential for anyone looking to put their own personal stamp on a home. Step inside to discover a spacious lounge leading through to the dining area, creating an inviting space for relaxing or entertaining guests. The kitchen provides a functional layout with scope for modernisation - an excellent opportunity to design a space that truly suits your lifestyle. Upstairs, you'll find three comfortable bedrooms and a family bathroom, offering practicality and versatility for everyday living. The home also benefits from gas central heating throughout. Outside, a generous-sized sunny rear garden provides plenty of room for outdoor dining, play, or gardening - a wonderful retreat to enjoy throughout the seasons. Positioned within close proximity to a number of schools, shops, and local amenities, this home combines convenience with potential, making it an exciting opportunity in one of Dover's most sought-after areas. Whether you're taking your first step onto the property ladder or searching for a place to grow into, this fabulous Brookfield Avenue home is brimming with promise and charm. Contact us today on 01304 279107 to arrange your viewing.



**Lounge**

11' 7" x 11' 4" (3.53m x 3.45m)

**Dining Area**

11' 8" x 11' 6" (3.56m x 3.51m)

**Kitchen**

8' 4" x 5' 8" (2.54m x 1.73m)

**Bedroom One**

11' 6" x 11' 1" (3.51m x 3.38m)

**Bedroom Two**

11' 11" x 10' 8" (3.63m x 3.25m)

**Bedroom Three**

8' 9" x 6' 8" (2.67m x 2.03m)

**Bathroom**

8' 0" x 5' 9" (2.44m x 1.75m)

**Garden****Area Information**

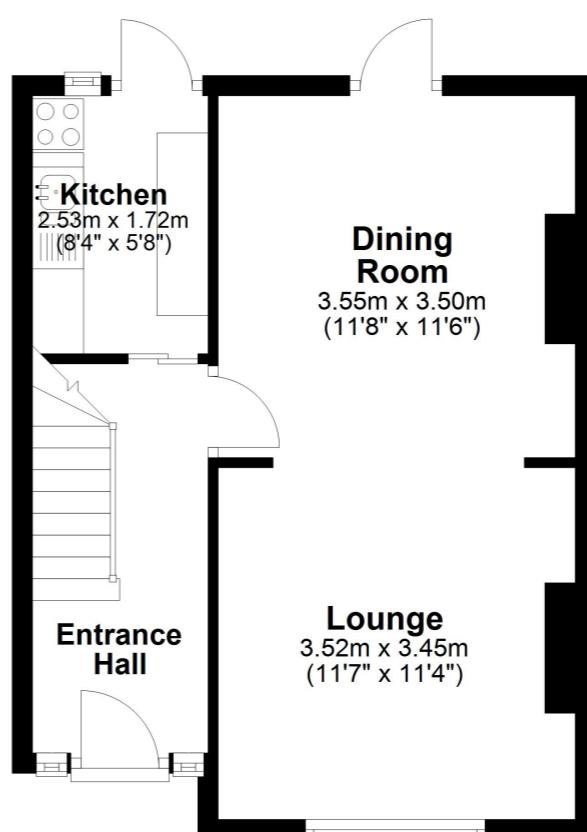
Brookfield Avenue is located on the outskirts of Dover. It is an ever popular residential street positioned just a short distance from a range of local amenities and transport links.

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 the historic Dover Castle.

Dover's main commuting roads are the A2 and A20, connecting the town with Canterbury and London. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate.

**Ground Floor**

Approx. 36.7 sq. metres (394.5 sq. feet)

**First Floor**

Approx. 37.9 sq. metres (408.4 sq. feet)

