



## Willkommen Downs Road

EAST STUDDAL, Dover  
CT15 5BX

**£325,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Burnap + Abel are delighted to offer onto the market this fabulous four bedroom semi detached chalet bungalow located in the highly sought after Downs Road, East Studdal, Dover. The property is being sold CHAIN FREE and the accommodation boasts a light and airy lounge/dining room, kitchen, four double bedrooms and two bathrooms. Additional benefits include a garage and off street parking, lovely spacious sunny rear garden, double glazing, gas LPG heating and NO ONWARD CHAIN complications. Set in the rural village of East Studdal, the nearby village of Martin Mill offers a mainline railway station with a high speed service to St Pancras in just over one hour. The coastal towns of Deal and Sandwich are approximately 15 minutes away by car with ease of access onto the A2 connecting the property to the Cathedral City of Canterbury and also the A20 which provides easy access to the Eurotunnel and Ashford International Station. For your chance to view call Burnap + Abel on 01304 279107.





Entrance Hall

Lounge

13' 9" x 12' 5" (4.19m x 3.78m)

Dining Room

11' 8" x 7' 0" (3.56m x 2.13m)

Kitchen

11' 5" x 9' 7" (3.48m x 2.92m)

Bedroom Three

11' 3" x 10' 1" (3.43m x 3.07m)

Bedroom Four

12' 4" x 8' 11" (3.76m x 2.72m)

Bathroom

5' 10" x 5' 9" (1.78m x 1.75m)

Bedroom One

14' 2" x 10' 3" (4.32m x 3.12m)

Bedroom Two

11' 2" x 10' 6" (3.40m x 3.20m)

Shower Room

Garden

Garage & Parking

Area Information

East Studdal is a quiet rural village located approximately 3 miles south of the coastal town of Deal which has a good variety of shopping and leisure facilities yet still retains much of its character as a former maritime town. There are several local golf courses, Royal Cinque Ports at Deal, Princes and Royal St Georges at nearby Sandwich and also at Kingsdown. Other leisure facilities include the obvious water-related pastimes, squash club, rowing club, tennis, croquet and sailing clubs at nearby Walmer. The busy Channel Port of Dover and the Tunnel at Folkestone are within easy reach offering the added benefit of regular access to the Continent. At present there is also a fast train service from Dover (to London St Pancras approx. 1hr 5 mins), and regular trains from Martin Mill (to London St Pancras approx. 1hr 15 mins) and from Shepherds Well (to London Victoria).

