

## 49 East Cliff

Dover  
CT16 1LS

**£140,000 FREEHOLD**

Draft Details...Chain Free...Delightful Cottage...Two Double Bedrooms...Ideal Location For The Seafront & The Shopping Centre...Double Glazing + Gas Central Heating...Burnap + Abel are delighted to offer to the market this delightful cottage situated in an historic part of the town within close proximity of both the picturesque seafront and the new St James's shopping development. In our opinion this would be an ideal First Time Buy, Rental Investment or Weekend Retreat and the accommodation offers a lounge, generous size kitchen/diner, utility space, bathroom and two double bedrooms. Additional benefits include a rear garden, double glazing, gas central heating (boiler serviced November 2020) and the vendors pay £60 per annum for permit parking. For your chance to view call sole agent Burnap + Abel on 01304 279107.





### Lounge

13' 6" x 10' 9" (4.11m x 3.28m) Laminate floor, radiator and double glazed windows.

### Kitchen/Dining Room

10' 10" x 9' 6" (3.30m x 2.90m) A generous size kitchen/diner with a mix of wall and base units, space for washing machine, fridge, freezer, integrated oven/hob. Tiled floor and radiator.

### Utility

A handy utility area with gas boiler, radiator and double glazed door to the garden.

### Bathroom

9' 0" x 5' 10" (2.74m x 1.78m) Bath with over head shower, low level W.C., wash hand basin, radiator and frosted double glazed window.

### First Floor

Carpeted stairs to the first floor, loft hatch and doors leading to;

#### Bedroom One

10' 11" x 10' 9" (3.33m x 3.28m) Double bedroom with carpeted floor, radiator and double glazed window.

#### Bedroom Two

10' 9" x 9' 8" (3.28m x 2.95m) Double bedroom with carpeted floor, radiator and double glazed window.

### Garden

The property is being sold with a low maintenance rear garden.

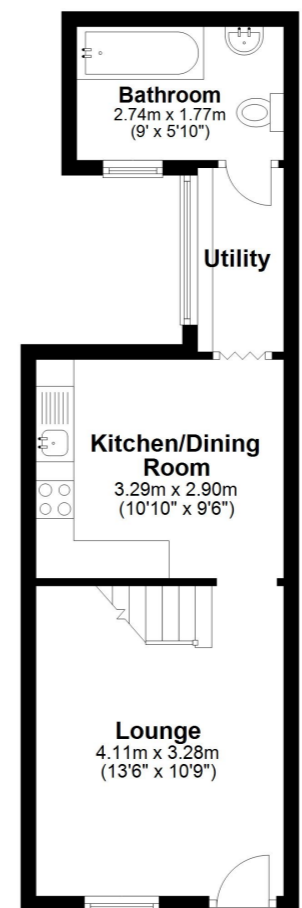
### Area Information

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 Dover Castle that has historically performed a function of protection against invaders.

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.

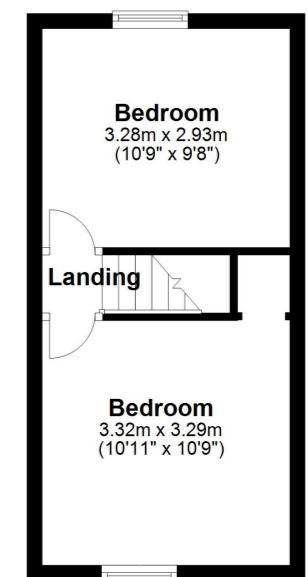
### Ground Floor

Approx. 31.2 sq. metres (335.9 sq. feet)



### First Floor

Approx. 23.3 sq. metres (251.0 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

