

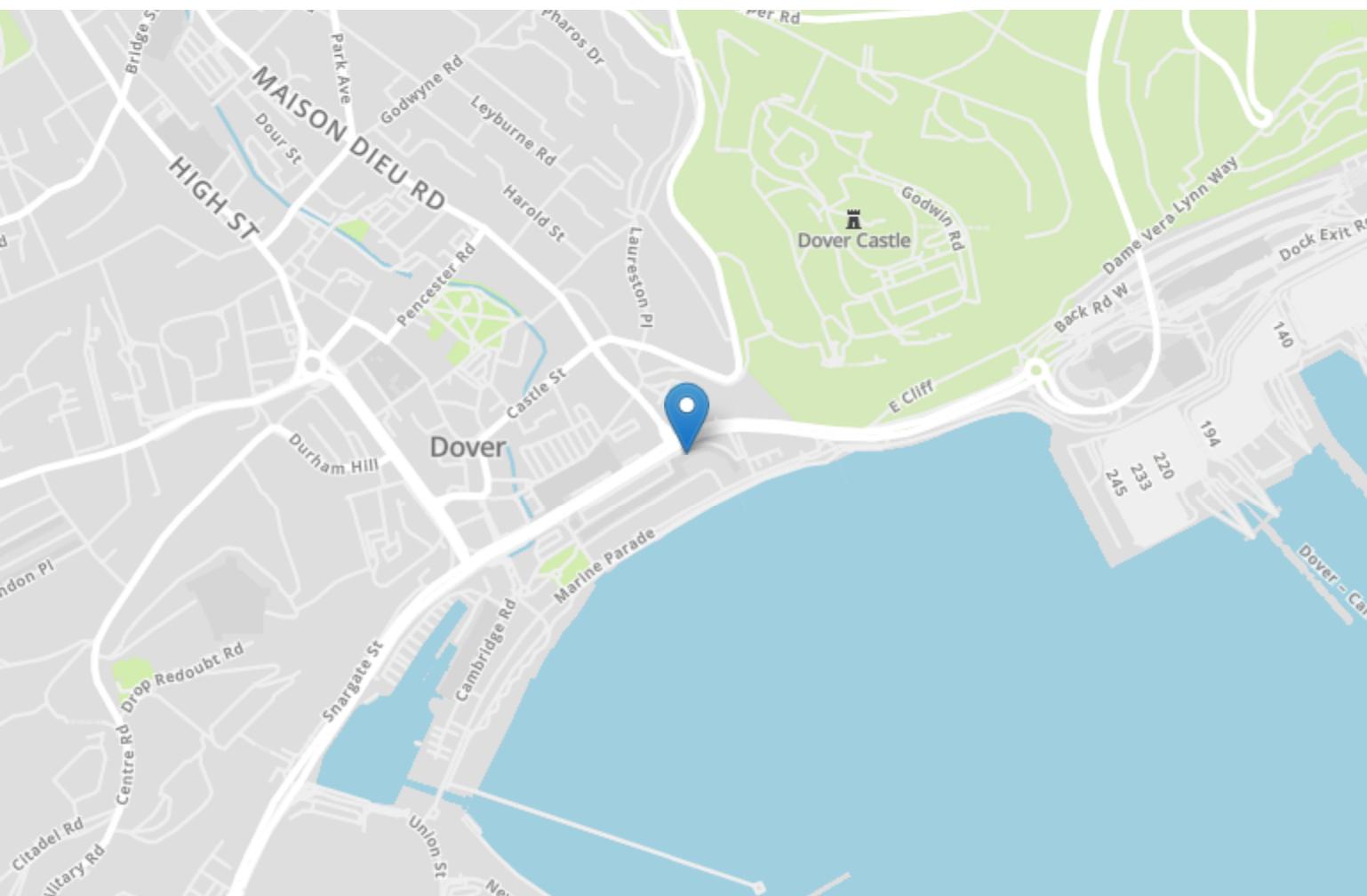
Burnap + Abel

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## 151 The Gateway

Dover

CT16 1LJ

**£180,000 LEASEHOLD**

Draft Details...FOR SALE THOROUGH BURNAP + ABEL...Offers Over £180,000 | Fabulous Two-Bedroom Ground Floor Apartment with Stunning Sea Views Located within the iconic and highly sought-after Gateway Block, this superb two-bedroom ground-floor apartment offers wonderful views across the gardens, promenade, and sea, creating an enviable coastal lifestyle. Perfectly positioned to make the most of its panoramic outlook, the apartment is well presented throughout and comprises a bright and airy lounge, fitted kitchen, separate utility area, two well-proportioned bedrooms, and a bathroom. Further benefits include permit parking for one vehicle, a long lease, double glazing, and the rare advantage of being offered chain free, ensuring a smooth and hassle-free purchase. Ideal for those looking to downsize, secure a low-maintenance seaside home, or acquire a stylish second residence, this property delivers on location, comfort, and lifestyle. With its stunning views and secure, well-maintained setting, this is a rare opportunity to purchase a premium apartment within one of Dover's most desirable residential landmarks. Early viewing is highly recommended. For your chance to view, please contact Burnap + Abel on 01304 279107.



## Lounge/Dining Room

22' 9" x 12' 2" (6.93m x 3.71m)

## Kitchen

11' 1" x 6' 9" (3.38m x 2.06m)

## Utility

## Bedroom One

12' 2" x 6' 1" (3.71m x 1.85m)

## Bedroom Two

11' 1" x 7' 3" (3.38m x 2.21m)

## Bathroom

6' 11" x 5' 7" (2.11m x 1.70m)

## W.C.

## Parking

The property has a permit for one car.

## Lease & Service Charge Information

The vendor has informed us of the following information;

Service Charge - £1343 per quarter and includes heating and hot water.

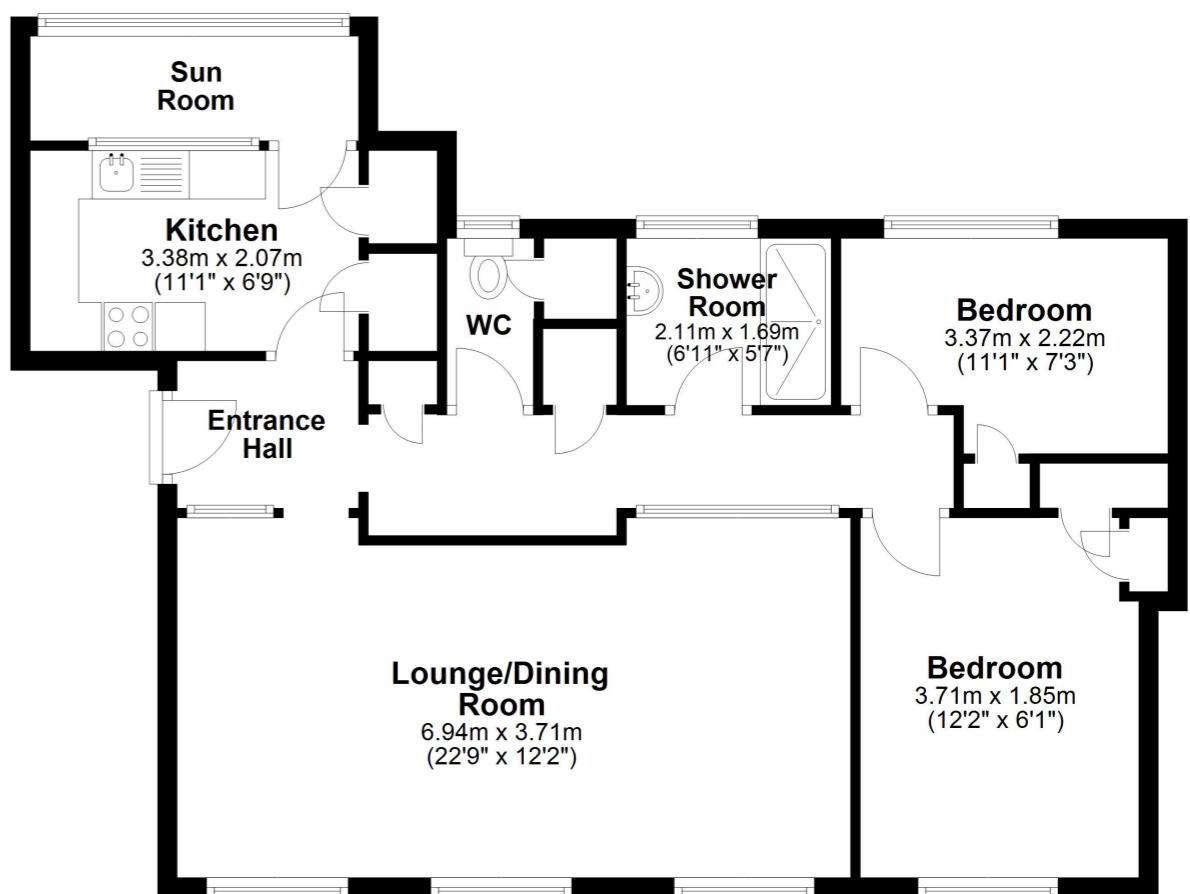
Lease Length - Lease expires on the 28th June 3106  
(Approximately 1080 years Remaining)

## Area Information

The Gateway stands in noted formal grounds. Located in an ideal position and within easy reach of the centre of Dover and newly opened St James' Retail and Leisure Park, the nearby Dover Priory mainline railway station provides fast access to London St Pancras International via HS1.

## First Floor

Approx. 75.9 sq. metres (817.0 sq. feet)



Total area: approx. 75.9 sq. metres (817.0 sq. feet)

