



## Ground Floor Flat 3 Castle Hill Road

DOVER,  
CT16 1QG

**£120,000 LEASEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £120,000 - £130,000 | Fabulous 1-Bedroom Ground Floor Flat – Castle Hill Road, Dover | Chain Free | Highly Sought-After Location | Walking Distance to Shops & Harbour | Set on the ever-popular Castle Hill Road, this fabulous one-bedroom ground floor flat offers a superb opportunity for first-time buyers, downsizers, or those seeking a smart investment. The property benefits from a spacious, light and airy lounge, a well-proportioned kitchen, and a double bedroom. Comfort is assured with gas central heating throughout, making this a practical and inviting home. Perfectly positioned within walking distance of local shops, amenities, and Dover's historic harbour, the flat combines everyday convenience with an attractive location. Being sold with no onward chain, this is a fantastic chance to secure a home in one of Dover's most sought-after roads. To arrange a viewing, contact Burnap + Abel today on 01304 279107.





Lounge

14' 9" x 12' 3" (4.50m x 3.73m)

Kitchen

8' 2" x 6' 0" (2.49m x 1.83m)

Bedroom

13' 11" x 10' 2" (4.24m x 3.10m)

Bathroom

8' 11" x 4' 4" (2.72m x 1.32m)

Lease & Service Charge Information

We have been informed of the following information;

Lease - Approximately 93 years remaining

Service Charge - £1250 per annum

Ground Rent - £100 per annum

Area Information

Located on Castle Hill Road, a popular area, nestled in the heart of the historic coastal town Dover. This home is within close proximity to Dover's iconic White Cliffs and the English Channel, providing regular ferry crossings to The Continent. Dover Priory railway station offers high-speed connections to the capital, making this location ideal for commuters and families alike. The nearby A2 dual carriageway ensures a quick connection to the historic Cathedral City of Canterbury, known for its excellent shopping, educational, and recreational facilities. Barton Road is surrounded by renowned schools, such as Dover Girls Grammar School, all within walking distance, providing a balance between a community lifestyle and accessibility to all convenience.

