

Dover Branch:
T: 01304 206666

Deal Branch:
T: 01304 365454

Folkestone Branch:
T: 01303 210777

Herne Bay Branch:
T: 01227 360226

Thanet Branch:
T: 01843 210111

Out of hours:
T: 07970 059561

Asking price of £215,000 Heathfield Avenue, Dover, CT16



- No Onward Chain
- Three Bedrooms
- Living Room with Brick Fireplace And Wood Burning Stove
- Generous Kitchen/Diner
- Ground Floor Shower Room
- Bedroom with Balcony & Stairs to the Garden
- Modern Family Bathroom
- Tiered Rear Garden
- Ideal First Time Buy or Investment Purchase

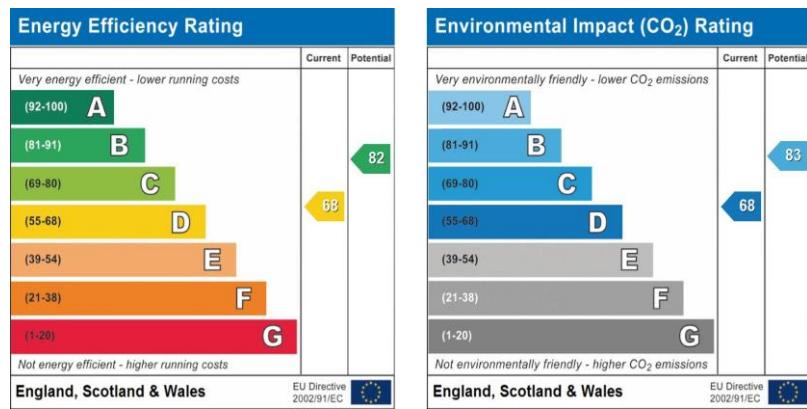
A real gem! A stylish, deceptive and fashionably presented two storey double fronted home situated in a popular, convenient location offered with no onward chain. Arranged over two floors, this smart, family home offers on the ground floor a generous living room which has a feature brick chimney breast, wood burning stove and twin double-glazed windows to the front. A modern kitchen/diner with built in

oven, hob & extractor is to the rear along with a most useful shower room. To the first floor there are three bedrooms, the master measuring 11'6 x 11'1 and the second bedroom has double glazed sliding doors which allow access to the rear garden via a covered veranda and timber staircase. In addition, there is a family bathroom with a modern three-piece suite; the shower was installed in February 2025. Furthermore, there is a plethora of recessed downlighters throughout, the boiler is only 2/3 years old & serviced annually and the loft is fully insulated. The property benefits from an enclosed, terraced rear garden which includes a patio area and various sitting areas from where there are views over Dover. With nearby amenities in the town centre ranging from leisure, shopping and recreational facilities, as well as the Dover Priory train station and Port all within just a short walk.

Located close to many popular primary and secondary schools and is within easy reach of a range of local amenities including the Tesco Superstore. Dover Town Centre is only a short drive away providing access to the St James Retail complex and Dover seafront. Dover Priory mainline railway station provides quick access to London St Pancras International via HS1 and lines connecting to Kent towns. The Port and iconic White Cliffs are a short drive as is the medieval castle.

Internal viewing is highly recommended through sole agents Thomas and Partners.

Heathfield Avenue, Dover, CT16







Ground Floor

Approx. 42.9 sq. metres (461.4 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



Total area: approx. 76.9 sq. metres (827.4 sq. feet)

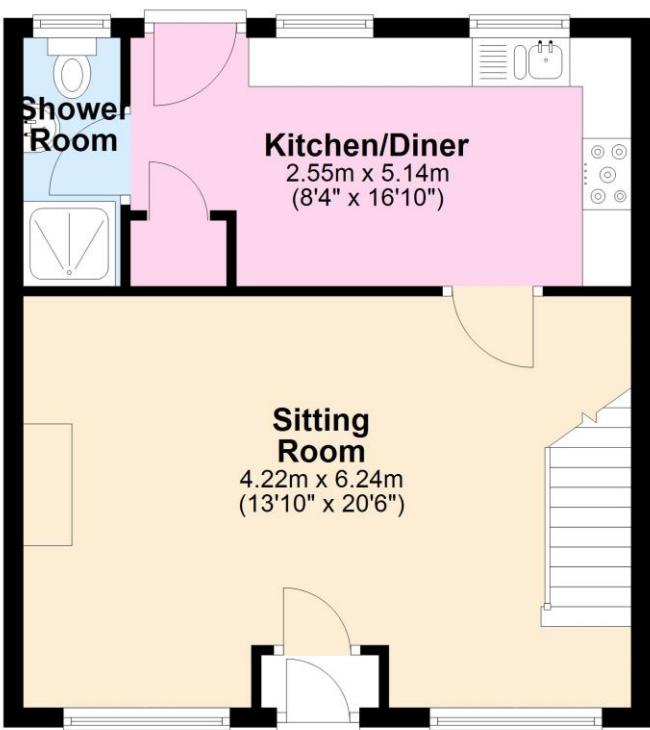
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.

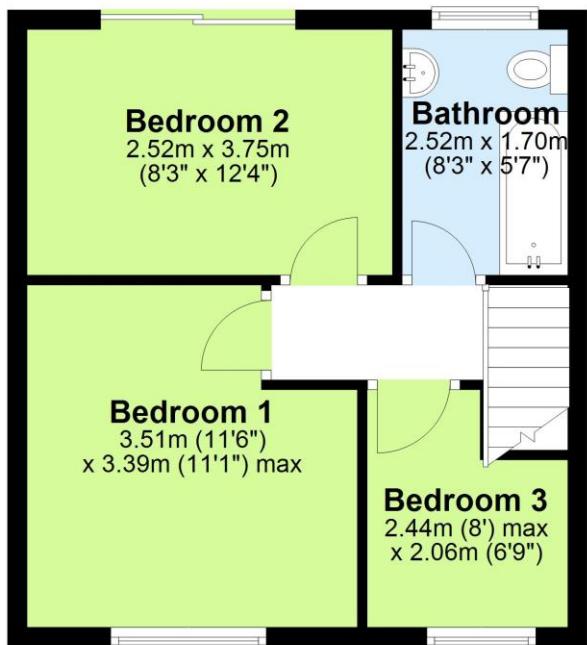
Ground Floor

Approx. 42.9 sq. metres (461.4 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



Total area: approx. 76.9 sq. metres (827.4 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

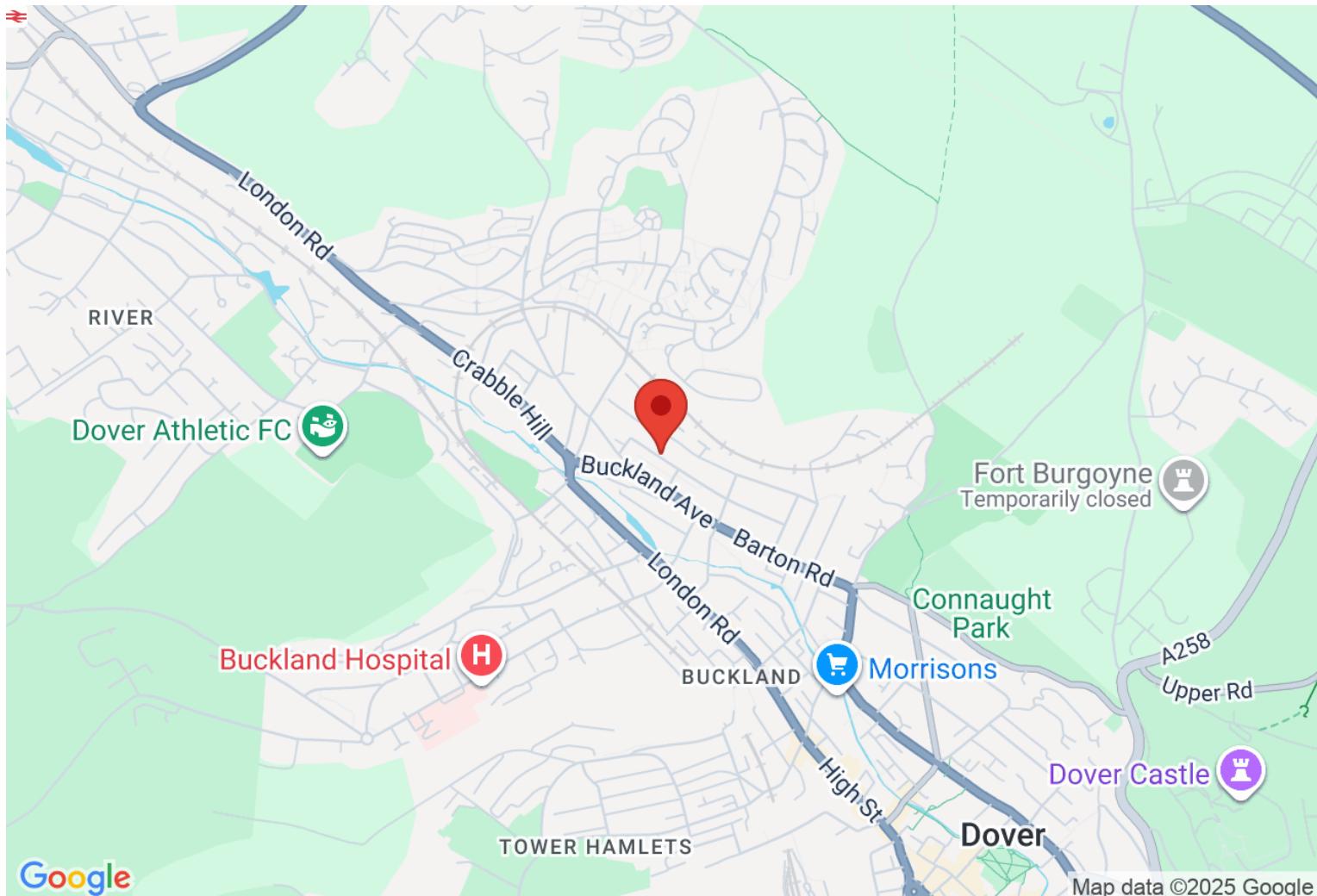
Plan produced using PlanUp.

Directions

Location

A stylish and fashionably presented two storey home situated in a popular, convenient location. Arranged over 2 floors this smart, family property offers on the ground floor spacious living room measuring 13'10 x 20'6 with a brick fireplace, kitchen/diner with a built in oven, hob & extractor fan and shower room to the rear. To the first floor there are three bedrooms, the master measuring 1'6 x 11'1, and the three piece family bathroom. This property benefits from a rear garden which includes a raised deck. All windows and doors are double glazed.

Located close to many popular primary and secondary schools and within easy reach of a range of local amenities including the Tesco superstore. Dover town centre is only a short walk away providing access to the new St James Retail complex and Dover seafront. Dover Priory mainline railway station provides quick access to London St Pancras International via HS1 and lines connecting to Kent towns. The Port and iconic White Cliffs are a short drive as is the medieval castle. Internal viewing is highly recommended through sole agents Thomas and Partners



VIEWING BY APPOINTMENT WITH AGENTS THOMAS AND PARTNERS

10 Victoria Rd, Deal, Kent, CT14 7AP T: 01304 365454 E: enquiries@tapestates.com W: www.tapestates.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THOMAS AND PARTNERS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.