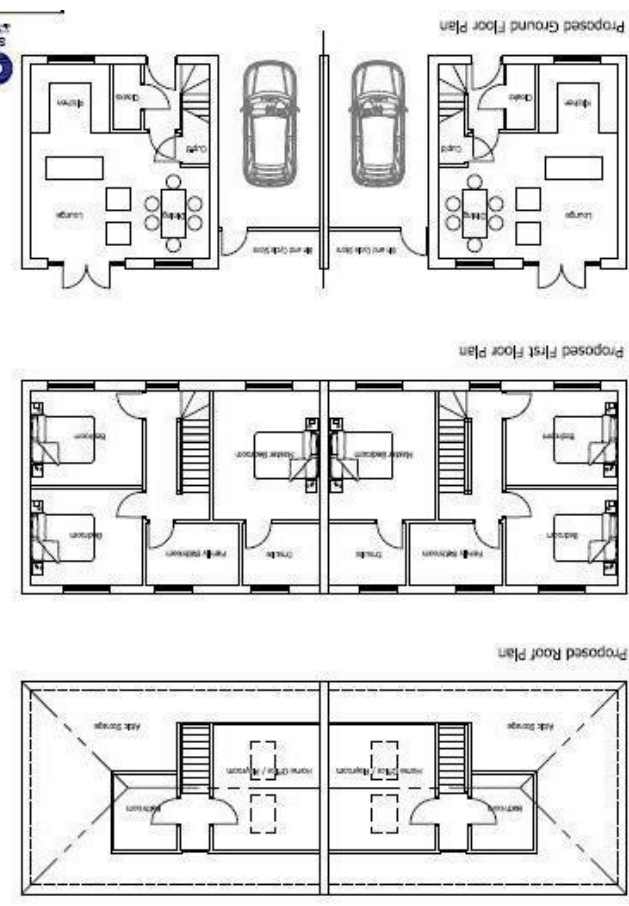


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient	B (69-80)
Good	C (55-65)
Below average	D (45-55)
Poor	E (35-45)
Very poor	F (21-35)
Very poor - higher running costs	G (1-20)



**miles & barr**  
YOUR PROPERTY AGENT

30 Queens Street, Deal, Kent, CT14 6ET  
t: 01304 800555 e: deal@milesandbarr.co.uk

The Property Ombudsman  
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PROTECTED propertymark  
PROTECTED

**DOVER**  
**PLOT 1 BEAU LANE 4C THE DROVEWAY**



**PLOT 1 BEAU LANE 4C THE DROVEWAY**  
**DOVER** **£450,000**

- Brand New Development
- 2 New Homes
- 5 Bed Houses
- Open Plan Living
- Integrated Kitchen Appliances
- 10 Year Warranty - NHBC
- Private Parking
- Sought After Location
- Available to View Now

## LOCATION

St Margaret's-at-Cliffe is situated on the south east coast between Dover and Deal. The charming village has several local shops, a 12th century Parish church, Village Hall, Post office, a number of pubs and stunning picturesque rural scenery. The beach at St Margaret's-at-Cliffe is famous for being the closest point to France and is consequently where most Channel swimmers begin their marathon 21-mile swim. The white chalk cliffs above the bay are said to be the first place the sun reaches each morning on mainland Britain.

## ABOUT

\*\*\* 2 BRAND NEW HOMES \*\*\*  
Ready for Occupation.

### OVERVIEW

Beau Lane at The Droveaway is a brand new development which sits in the pretty village location of St Margaret's. These fantastic new homes have been built to a very good standard and by reputable local developer. Each home comes with a downstairs WC, a high spec kitchen including integrated appliances and come with a ten year NHBC warranty.

### SPECIFICATION

High end sockets with USB charging lead points  
Internet access points to each room  
AEG appliances  
Symphony kitchens  
Quartz worktops to kitchens.  
High spec bathroom sourced from City Plumbing  
Security alarms fitted  
Tiled downstairs throughout  
Underfloor heating to downstairs  
Carpets fitted to upstairs  
Hardwood staircases  
Oak doors  
Grey aluminium bi fold doors to rear

For further information, to register your interest or book a viewing, please contact our Deal branch;  
01304 800555 / deal@milesandbarr.co.uk

## DESCRIPTION

Entrance  
Kitchen/Diner/Lounge  
WC  
Utility Room  
First Floor  
Bedroom Two  
En Suite  
Bedroom Three  
Bedroom Four  
Bathroom  
Third Floor  
Master Bedroom  
En Suite  
External  
Rear Garden

