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173 Old Dover Road, Canterbury, Kent, CT1 3EP

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**173 Old Dover Road, Canterbury,
Kent, CT1 3EP**

£1,250,000 Freehold

Beautifully refurbished to an exceptional standard and thoughtfully interior designed with elegant, considered touches throughout, 173 Old Dover Road is an impressive semi-detached Victorian home offering generous family accommodation alongside two fully self-contained lower ground floor studio apartments that currently generate an excellent rental income of £1,620 per month. This unique arrangement provides a rare opportunity to enjoy a stylish period home while benefitting from steady, long-term revenue from the separate flats below.

The main house showcases the character of the Victorian era, with stained-glass windows, deep skirtings, and the original staircase, all complemented by tasteful modern upgrades such as a tiled entrance hall with underfloor heating that flows throughout the ground level. A cloakroom sits conveniently at the end of the hallway.

To the front, a light-filled sitting room with a southwest-facing bay window offers charm and comfort, featuring a beautiful open fireplace with fitted shelving and double doors connecting to the impressive kitchen/breakfast room. This open layout gives flexibility to create either distinct living zones or a wonderful entertaining space.

At the heart of the home, the kitchen blends classic and modern design around a large island and Aga, with ample space for dining and relaxing. A roof lantern and full-width bi-fold doors flood the space with light and extend onto a sun-soaked timber deck overlooking the garden.

The first floor forms the principal suite, with two linked double bedrooms - one currently used as a study - plus a dressing room and en suite bathroom. On the top floor, there are two further double bedrooms, each with its own en suite shower room, making this property ideal for a family or for hosting guests.



Below the main house, the two independent studio apartments each have their own private entrance and offer bright, well-designed spaces with a living/sleeping area, modern kitchen, and shower room. Both are currently successfully rented, delivering a strong and consistent income stream with the potential for continued long-term tenancies or short-term lets, depending on the owner's preference. The apartments are currently rented for £800 and £820 per month.

Outside, the property enjoys an attractive front garden framed by a low brick wall and a silver birch tree, while a side path provides private access to the rental units. To the rear, the garden features a raised deck for entertaining, a covered terrace below for outdoor dining, and a neatly kept lawn with borders and planting. At the far end lies a vegetable garden with greenhouse and raised beds, along with a detached single garage and private parking, accessed via a lane from St Lawrence Road. Additional on-street resident permit parking is available along Old Dover Road.

Located in a Conservation Area within highly sought-after South Canterbury, this property benefits from the city's rich cultural and leisure amenities from the Marlowe Theatre and the Beaney House of Art & Knowledge to its many independent shops, restaurants, and cafés.

The house is within easy walking distance of Simon Langton Boys' and Girls' Grammar Schools, Barton Court Grammar School, St Anselm's School, the Chaucer Hospital and Kent & Canterbury Hospital, as well as the home of Kent Cricket located just opposite. Excellent transport links include the nearby A2 for access to the motorway network, and high-speed rail services from Canterbury West to London St Pancras in under an hour, as well as routes to London Victoria from Canterbury East.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'E' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 23/3/26













The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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