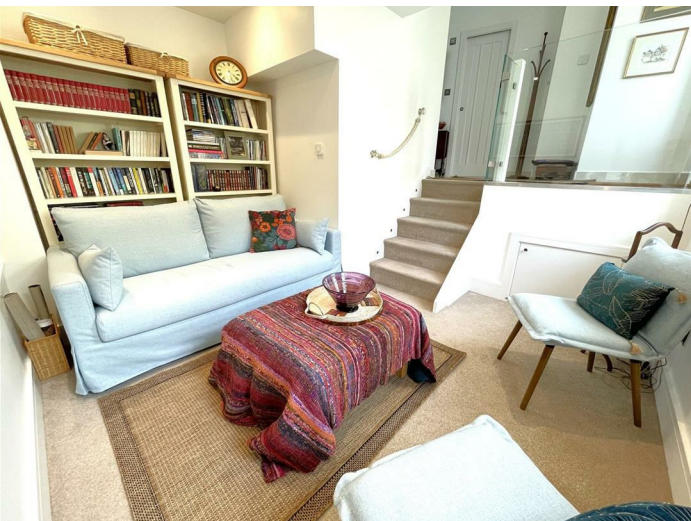




Ibbett Mosely

Bo-Rose, 22 High Street, Seal, Sevenoaks, Kent, TN15 0AJ



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A TRULY UNIQUE GEM IN THE HIGH STREET OF THE POPULAR AND THRIVING VILLAGE OF SEAL OFFERING STYLISHLY PRESENTED ONE BEDROOM ACCOMMODATION FINISHED TO A HIGH STANDARD THROUGHOUT.

**PRICE: OFFERS OVER £275,000 FREEHOLD
Council Tax Band D - EPC rating C**

- High Street Location
- Superbly Finished Kitchen/Breakfast Room
- Gas Central Heating (mainly under floor)
- Double Bedroom
- Lovely Shower Room
- Small Courtyard to Front
- Charming 'Sunken' Sitting Room
- Re-Built in 2019
- On Road Parking (NB not outside house)

A UNIQUE TERRACED VILLAGE HOUSE in the very heart of SEAL village with all its many shops and amenities right on your doorstep. Finished beautifully throughout with DOUBLE BEDROOM, shower room, sitting room and a superbly modelled kitchen/breakfast room. A true one-off with the WOW FACTOR.

Description

A fantastic one bedroom house which was almost entirely re-built and re-fitted about 5 years ago from an existing older property. It has been designed and finished to a very high level with superb contemporary styling. Features include stunning polished porcelain flooring, underfloor heating, and Calacatta gold quartz work surfaces in the kitchen. All appliances were added at the time as was the Worcester gas fired combination boiler and heating system, the plumbing and the electrics. A further desirable feature is the high quality acoustic windows. The lighting in the house is also splendid including very cool stair lighting and floor level lighting in the kitchen which is also lit by a large

light-well.

The accommodation is cleverly arranged on a split level basis with the main entrance at street level and steps down to each of the sitting room and kitchen. A further flight of stairs leads up from the hall to the bedroom with fitted wardrobes and cupboards. Also off the hall is the well-appointed shower room/wc and a cupboard housing the gas fired combination boiler. The kitchen is comprehensively fitted with appliances including: electric hob with extractor fan over; microwave; oven; washing machine; and freezer and fridge unit.

Location

The property is right in the village centre of Seal which is an historic village with a vibrant community and offers a range of day to day shopping facilities and other amenities including a primary school, library, church and restaurants. Sevenoaks Town Centre is approximately 2.5 miles away offering a wide range of shopping facilities and amenities including a sports centre, theatre/cinema,

restaurants and a mainline station with services to London on the Charing Cross/Cannon Street Line. Closeby in Kemsing and also in the village of Otford there are stations offering services to London on the Victoria/Blackfriars line.

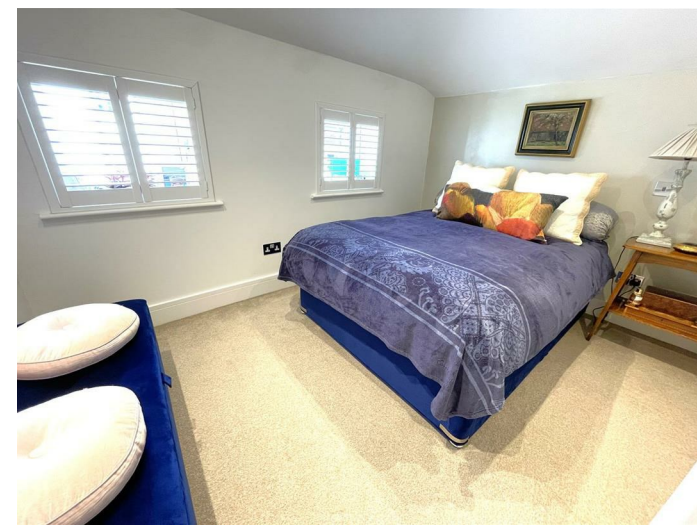
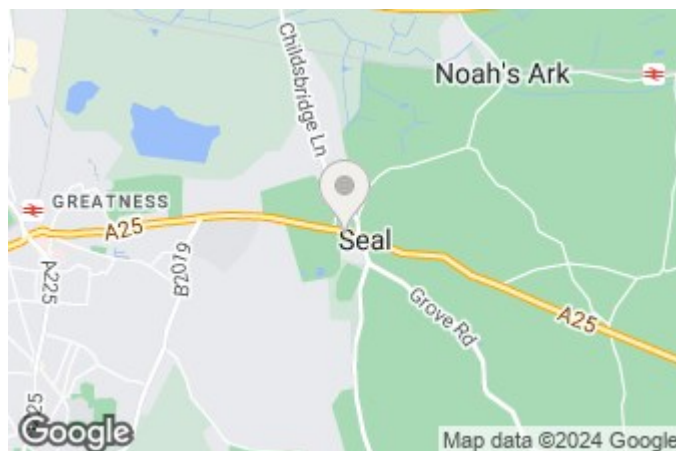
There are a number of highly regarded schools in the area both state and independent including 'St Lawrence CEP', Sevenoaks CP, Amherst Junior School, St Thomas RCP and Lady Boswells CEP schools. Secondary schools include Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar School, Knole Academy, Walthamstow Hall, Trinity and St Michaels and Russell House in Otford. A wide range of leisure facilities: Wildernesse and Knole Golf Clubs in Sevenoaks, Nizels Golf and Leisure Centre In Hildenborough. For those who enjoy walking, there are a number of popular footpaths in and around the villages of Kemsing and Seal. Motorway links: The M25 can be accessed at the Chevening interchange which is about 3 miles away linking to other motorways, the Dartford River Crossing, Channel Tunnel and Gatwick and Heathrow airports.

Directions

From Sevenoaks proceed east along the A25. On entering Seal village pass the row of shops on the left and the property will be found on the right, close to the corner with Park Lane. NB there is no parking near the property so viewers should park in the village car park or any other on-road parking spot and walk to the house.

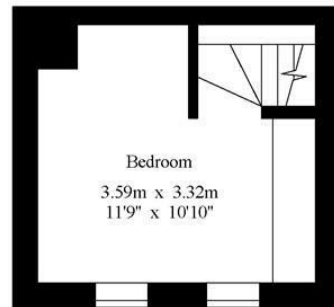
Agents Note

The re-build/refurbishment of the property included plumbing, wiring and damp treatment/prevention which includes the required pumping system which has never been called in to operation. Further details are available from the agent.

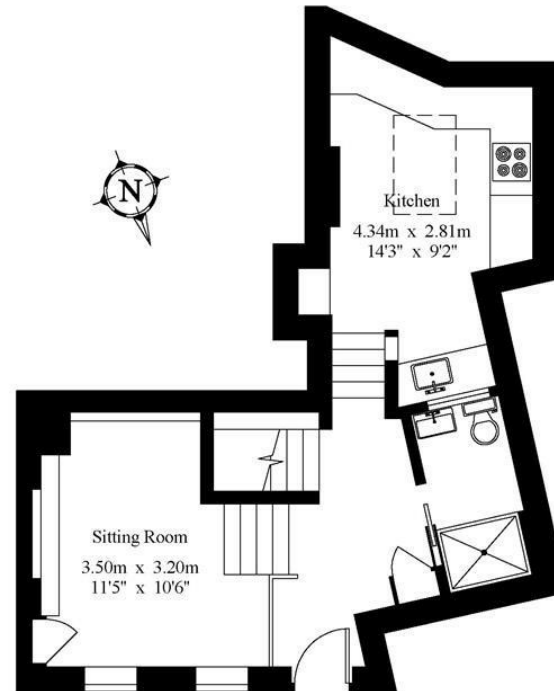


Bo-Rose Cottage

Gross Internal Area : 49.6 sq.m (533 sq.ft.)



First Floor



Ground Floor



For Identification Purposes Only.

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Ibbett Mosely

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EPC Rating- C

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