



# JONATHAN HALL

POWERED BY  
**exp**® UK

Sussex Close, West Kingsdown, Sevenoaks, Kent, TN15 6BB

Price £165,000

[jonathanhall.exp.uk.com](http://jonathanhall.exp.uk.com)



## Accommodation

The well-presented accommodation comprises an entrance hall with a walk-in cupboard; a sitting room with a fireplace and a coal-effect electric fire and open-plan to a dining room with a built-in airing cupboard; a kitchen with fitted wall and base units, sink with mixer tap, space for cooker with extractor hood above, spaces for fridge and washing machine, built-in cupboard and door to the garden; inner hall with built-in cupboard, and loft access; bedroom one with fitted wardrobes/cupboards; bedroom two; and a shower room with a shower cubicle, vanity washbasin and WC.

The property also benefits from double glazing and gas central heating.

## Outside

Outside, there are gardens surrounding the park home. The front garden is mainly paved with a driveway for one car. One side garden is mainly paved with a conifer hedge to the boundary. The other side garden is mainly laid to lawn and a flower bed. The rear garden is mainly paved and there is a greenhouse and a shed with power. There is a communal car park several metres from the home.

A well-presented two double bedroom detached park home for the over 45s and their pets, ideal for retirees or downsizers, with double glazing, gas central heating, its own gardens surrounding the home, driveway, a communal car park and NO ONWARD CHAIN. It is conveniently located in the village of West Kingsdown with its range of local amenities, including a variety of shops, Chinese take away with Fish & Chips, Indian Restaurant, two cafes, two pubs, three churches, medical practice, the famous Brands Hatch Racing Circuit and Brands Hatch Mercure Hotel and Spa, with its fitness centre and pool and a short drive to The London Golf Club.

## Agents Note

The property is a park home and is in council tax band A. The vendor informs us that the monthly pitch fee is £248.53, when the owners sell their park home, they must pay the site owner 10% of the sale price, and pets are allowed.

## Summary

- Well-Presented Detached Park Home
- For Over 45s – Ideal for Downsizers/Retirees
- Gardens Surrounding The Home
- In Village With A Range Of Local Amenities
- Swanley Station To London From 20 Mins
- Sitting Room Open-Plan To Dining Room
- Fitted Kitchen
- Two Double Bedrooms & Shower Room
- Gas Central Heating & Double Glazing
- No Onward Chain





## Location

The home is located in the village of West Kingsdown, in the district of Sevenoaks. West Kingsdown benefits from a variety of shops, The Gamecock Public House, The Portobello Inn, The Rajdani Indian Restaurant, Kings Garden Chinese Take-Away with Fish & Chips, a couple of Cafes, a medical centre, a library, a petrol station, St Edmond King and Martyr Church of England Parish Church, a Baptist Church, St Bernadette Catholic Church, Brands Hatch Mercure Hotel and Spa, with its fitness centre and pool; and the famous Brands Hatch Racing Circuit. The exclusive London Golf Club and Brands Hatch Place Hotel and Spa are a short drive away

The village of Borough Green, with its wide selection of local amenities, shops, restaurants/cafes/takeaways, and mainline station, is approximately 5.5 miles away.



Swanley town centre, with its range of shopping and leisure facilities, and mainline station (with services to London Bridge from 20 minutes, Charing Cross and Victoria), is approximately 5.5 miles away.

Sevenoaks town centre, with its comprehensive range of shopping and leisure facilities and mainline station (with fast services to London), is approximately 8.5 miles away.

Bluewater Shopping Centre and Ebbsfleet International Station (with fast services to London) can both be accessed within 10 miles.

The M25 and the M20 can both be accessed within 5 miles.



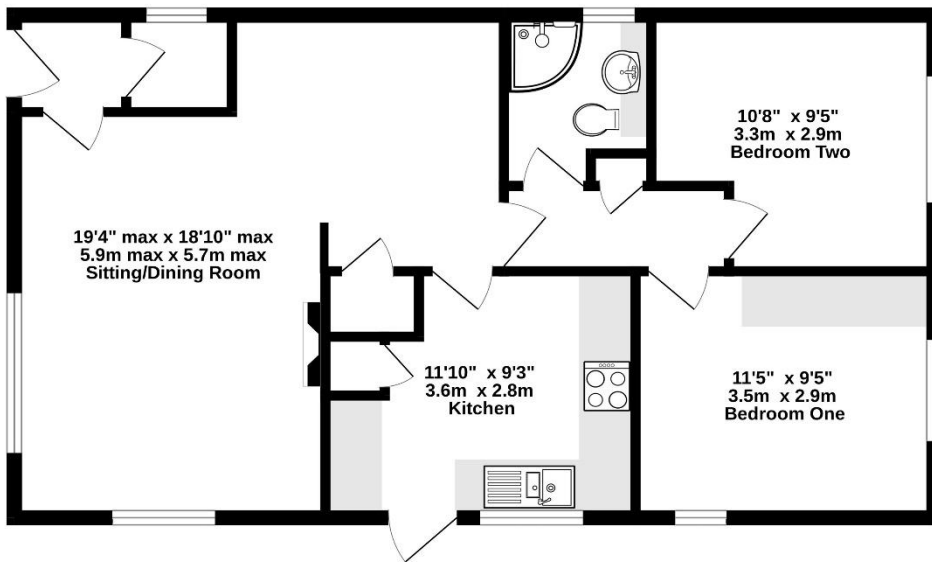
*"A well-presented two double bedroom detached park home with its own gardens, and communal carpark, located in the village of West Kingsdown, with its good selection of local amenities"*







GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

JONATHAN HALL

POWERED BY  
**exp** UK

If you need get in touch, please contact me on  
07429 483 423 or email [jonathan.hall@exp.uk.com](mailto:jonathan.hall@exp.uk.com)

