



# JONATHAN HALL

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Hazelbourne Avenue, Borough Green, Sevenoaks, Kent, TN15 8FJ

Price Range £265,000 - £275,000

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A well-presented, light and airy, modern energy-efficient ground floor apartment, built in 2015, with pleasant views, a spacious kitchen/sitting/dining room, two bedrooms, en-suite shower room, bathroom, an allocated parking space, communal storeroom, communal grounds including a children's playground. Located on the sought-after Hazelbourne development in the popular village of Borough Green with its wide range of amenities, including a railway station with services to London Bridge (from 37 minutes), Charing Cross, Victoria, Maidstone and Ashford.

## Summary

- Well-Presented Ground Floor Apartment
- Built in 2015
- Light and Airy & Energy Efficient
- Sought-After Hazelbourne Development
- Popular Village With Wide Range of Amenities
- Local Station (London Bridge from 37 Mins)
- Open-Plan Kitchen/Sitting/Dining Room
- Two Bedrooms, Bathroom & En-Suite
- Allocated Parking & Communal Grounds
- NO ONWARD CHAIN

## Accommodation

Communal entrance door with an entry phone, communal entrance hall with door leading to the parking area, bike store and bin store at the rear.

The accommodation comprises an entrance hall with a large built-in cupboard; a spacious open-plan kitchen/sitting/dining room with French doors to a Juliette balcony with pleasant views, a modern fitted kitchen with white wall and base cupboards and drawers, laminate worktops, sink with mixer tap and drainer, built-in oven and four-ring electric hob with cooker hood above, integrated washing machine, integrated fridge/freezer, and cupboard housing a gas-fired combi boiler; master bedroom with an en-suite shower room with a large shower, washbasin, WC and heated towel-rail; bedroom two; and bathroom with bath with shower spray, washbasin, WC and heated towel-rail.

## Outside

Outside to the rear is an allocated parking space, a communal bin store and a communal storeroom. There are also communal grounds, including two children's playgrounds in the development.

## Agents Note

The property is leasehold with a 199-year lease from 1<sup>st</sup> January 2015 and has an annual ground rent of £250 per annum. The service charge for 2025 is £2,529.88, and the building insurance for 2025 is £426.82. The council tax is band C. The property also benefits from double glazing, gas central heating, heat recovery ventilation, and mains gas, electricity, water and drains.







## Location

The popular village of Borough Green benefits from a wide range of amenities including a variety of shops, restaurants, takeaways, pub, bar, cafe, coffee shops, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with playground, tennis courts and basketball court; skate park, football pitches, bowls club, and railway station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), Maidstone and Ashford.

Three historic picturesque villages, St Mary's Platt, Wrotham and Ightham, surround the village of Borough Green, all of which have at least one pub, church, primary school and park.



Grange Park school and Wrotham secondary school, which is currently being rebuilt and due to be completed this year, are both within a 1.2 mile walk away.

The historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational schools, including Grammar schools and the renowned Sevenoaks School, and mainline station with services to London Bridge (from 23 minutes), is approximately 6 miles away.

The historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 6 miles away.

The M26 and the M20 can both be accessed within approximately 3 miles.



*A well-presented, light and airy, modern energy-efficient ground floor apartment, with pleasant views, and allocated parking; located in the sought-after Hazelbourne Development in the popular village of Borough Green.*





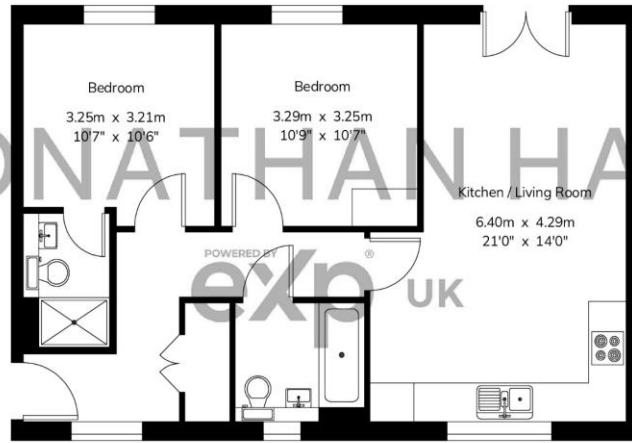








Gross Internal Area : 64.5 sq.m (694 sq.ft.)



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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