



Price Guide: £550,000 - £600,000 A superb three double bedroom, ground floor apartment, forming part of Chart Lodge, a most attractive country residence approached via a sweeping gravelled driveway, set amidst its own beautiful gardens and grounds that extend in excess of three acres. Situated in the highly desirable rural confines of Seal Chart, the apartment is set in peaceful surrounds as well as providing ease of access to all of the shopping and social facilities which are readily available in the neighbouring town of Sevenoaks, including fast and frequent mainline rail links to London in less than thirty minutes. Kemsing station is within walking distance (about 10 minutes, with trains into Victoria and other inter-change stations). Retaining much of its period grandeur, apartment five has its own private access via a courtyard area which leads to the generously proportioned and flexible accommodation currently comprising a light and spacious sitting room with feature open fireplace, fitted kitchen with utility space, three double bedrooms (one to the lower ground floor) and the family bathroom. In addition to the stunning garden surrounds the apartment has a large garage with further communal parking area to the front. Available with no onward chain and rarely available, your internal viewing comes highly recommended in order to fully appreciate both the apartment and its setting.

## Flat 5 Chart Lodge

Seal Chart, Sevenoaks, Kent, TN15 0ES Share of Freehold



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## **KITCHEN**

Ornate part glazed entrance door with accompanying opaque multi paned window to front and multi paned French doors to rear, providing direct access to the gardens. Attractively tiled floor, localised wall tiling, extensive series of matching wall and base units set with butchers block style wooden worktops and inset 1½ bowl stainless steel sink unit with hose tap and drainer. Integrated appliances include oven with four ring hob and overhead extractor, fridge over freezer, dishwasher, space and plumbing for washing machine behind matching unit front. Contemporary tall radiator, floor standing boiler and breakfast bar area. Doors off.

## **SITTING ROOM**

Light and spacious reception room provides a genuine feeling of grandeur, with twin sash windows complete with original shutters affording a delightful aspect over the beautiful gardens. Two double radiators, wood floor, an array or built in storage units with display shelving, feature open fireplace with ornate surround and tiled hearth as the focal point for the room and doors off.

## **BEDROOM ONE**

Double bedroom has feature sash window to front, double radiator, continuation of wood flooring and a feature open fireplace with ornate stone surround as the focal point for the room.

## **BEDROOM TWO/DINING ROOM**

Double bedroom has window to side, double radiator, continuation of wood flooring, ornate period fireplace with tiled slips and hearth, built in storage cupboards to right hand chimney breast recess as the focal point for the room.

## **BEDROOM THREE**

Double bedroom located on the lower ground floor has double glazed French doors to rear, double radiator, wood flooring, inset downlighting, built in wardrobes either side of the central display recess.

## **BATHROOM**

Opaque window to front with feature arched window to side. Heated towel rail, continuation of attractively tiled floor from the kitchen, predominately tiled walls and white suite comprising bathtub with wall mounted shower unit and screen., low level wc and floating wash basin with integrated storage drawer. Door to airing cupboard housing hot water cylinder.

## **GARAGE AND PARKING**

The long sweeping driveway approach provides parking for both residents and visitors, as well as providing access to the garages. We understand apartment number five has a detached oversized single garage.

## **GARDEN**

Set within the delightful confines of Seal Chart, Chart Lodge apartments are set in stunning communal garden surrounds totalling in excess of three acres, with a wealth of mature trees, extensive lawns and the main paved feature courtyard area. To the immediate rear of apartment five there is a paved courtyard area with access directly from the kitchen. To the front of the apartment there is also an inner courtyard area with storage rooms off and the front access door to apartment five.

## **OTHER INFORMATION**

COUNCIL TAX: Band D.

TENURE: Share of freehold (20% for each of 5 apartments).

SINKING FUND: £1150 per half year, managed by the freeholders.

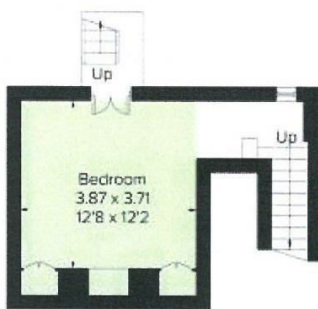








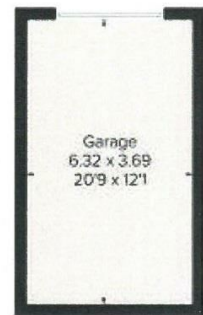
Approximate Floor Area = 121.9 sq m / 1312 sq ft  
Garage = 23.3 sq m / 251 sq ft  
Total = 145.2 sq m / 1563 sq ft  
Including Limited Use Area (0.7 sq m / 7 sq ft)



Lower Ground Floor



Ground Floor



Garage  
(Not Shown In Actual  
Location / Orientation)

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