



This two bedroom first floor garden maisonette occupies a popular and convenient location, set back from the Bradbourne Vale Road within just 0.3 miles of Bat & Ball rail station and 0.8 miles from Sevenoaks mainline rail station with its fast and frequent links to London Bridge / Charing Cross achievable in less than thirty minutes. Also within easy reach are a wealth of doorstep amenities, including the Sainsbury Local and Superstore, as well as the Aldi superstore (0.8 miles). A wider array of all shopping, social and leisure facilities are available in the town centre, including beautiful Knole Park. Accessed via its own private entrance door, this well proportioned first floor maisonette currently comprises an entrance hall with stairs to the first floor landing, sitting room, modern kitchen, two double bedrooms and the bathroom. Additional benefits include a sizeable private garden located to the rear of the property, comparably reasonable associated charges and a newly extended lease which now has 152 years remaining and runs through to the year 2176. Your internal viewing comes highly recommended in order to fully appreciate all this property has to offer.

68A Bradbourne Vale Road

Sevenoaks, Kent, TN13 3QL Leasehold



Guide Price £289,950

ENTRANCE HALL

Double glazed entrance door on the side of the building, carpeted staircase ascending to first floor landing.

FIRST FLOOR LANDING

Radiator, fitted carpet, access hatch to loft storage void, and doors to all rooms.

SITTING ROOM

Double glazed windows to front, double radiator, coved ceiling, fitted carpet, TV point / aerial lead, telephone point, open fireplace with ornate wood surround and tiled hearth as the focal point for the room.

KITCHEN

Modern fitted kitchen has double glazed window to rear with delightful aspect over the gardens, wall mounted "Worcester" boiler, coved ceiling, tile effect flooring, localised wall tiling to compliment, The kitchen itself comprises a series of matching wall and base units set with roll top work surfaces incorporating a one and a half bowl stainless steel sink unit and drainer, integrated fridge freezer and space for cooker with overhead extractor, plumbing for washing machine.

BEDROOM ONE

Double bedroom has double glazed window to rear with delightful aspect over the gardens, radiator, fitted carpet, coved ceiling and door to useful over stairs storage cupboard.

BEDROOM TWO

Double bedroom has double glazed window to front, radiator, fitted carpet, coved ceiling and doorway to useful over stairs storage cupboard.

BATHROOM

Opaque double glazed window to rear, wood clad ceiling, wood effect vinyl flooring, localised wall tiling and white bathroom suite comprising, panel bath with overhead shower attachment, close coupled WC and pedestal wash basin.

PARKING

There is first come first serve off road parking to the Bradbourne Vale Road in front of the property

PRIVATE GARDEN

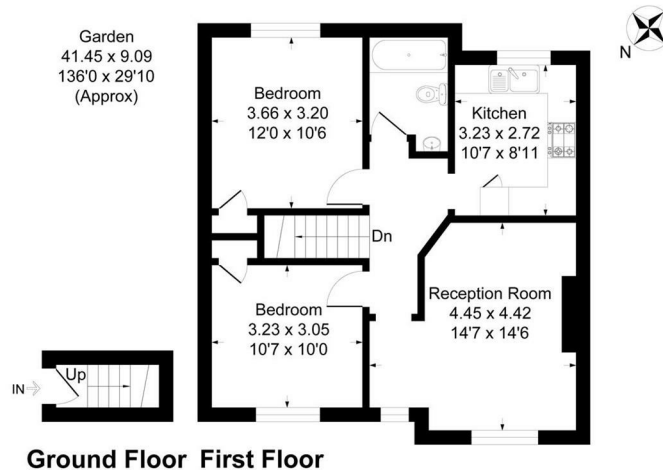
The delightful detached private garden is a genuine feature of the maisonette and is predominately laid to lawn, set within a neatly fenced perimeter.

ADDITIONAL INFORMATION

The Property is Leasehold and the vendor has just renewed the lease to a 152 year term commencing July 2024 and ending in 2176 The Ground Rent charge is £100 per annum for the years Dec 2023 - Dec 2053 and increases to £200 for the years Dec 2053 - Dec 2086 No annual charge paid, but shares joint responsibility with neighbour below for payment of roof repairs / replacement as necessary. Buildings Insurance currently costs £229.92 per annum Council Tax Band C

Bradbourne Vale Road, TN13

Approximate Gross Internal Area = 61.71 sq m / 664 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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