

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1286482



**GUIDE PRICE: £600,000-£625,000**  
**The Hollies, 50 High Street, East Malling, Kent, ME19 6AL**  
**EPC RATING: E**







**A rare opportunity to own a beautifully presented four-bedroom period home set over three levels, nestled in the heart of East Malling. Dating back to the 1820s, The Hollies seamlessly blends historical charm with modern comforts, offering a unique lifestyle within walking distance of the train station and local amenities.**

**From the moment you step inside, the character of this delightful property is evident. Sash windows, original fireplaces, and exposed floorboards are just a few of the features that showcase its heritage. The accommodation is generously proportioned and thoughtfully arranged, with flexible living spaces ideal for growing families or those working from home.**

**The ground floor boasts a welcoming entrance hall, elegant sitting room with feature fireplace, a further reception room, a study, utility room, and a refitted kitchen area with views over the garden — perfect for entertaining. There is also an additional room to the back of the property with an en-suite facility. The first floor offers three well-appointed bedrooms and a stylish family bathroom. On the top floor, you'll find another good sized bedroom measuring 17'3 x 10'9.**

**Outside, The Hollies continues to impress. The substantial west facing rear garden provides a rare sense of privacy and space, ideal for children, gardening enthusiasts, or summer gatherings.**

**Located just moments from East Malling station, commuters benefit from excellent rail links to London and beyond, and the popular West Malling village with its abundance of shops, pubs and restaurants is but a short drive away.**

**Please contact the office to arrange a look inside.**

**Freehold  
EPC: E  
Council Tax: F  
Full Fibre Broadband Planned Before December 2026**



- **A FOUR BEDROOM FAMILY HOME**
- **APPOINTED OVER FOUR LEVELS**
- **FABULOUS WEST FACING GARDEN**

- **NUMEROUS PERIOD FEATURES**
- **CLOSE TO EAST MALLING STATION**
- **READY TO VIEW NOW!**

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**TAKE A LOOK AT: [WWW.SIMONMILLER.CO.UK](http://WWW.SIMONMILLER.CO.UK)**

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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