



Dan Thomas
— & Co. —



Brooks Drive, West Malling, Kent, ME19 5GS

West Malling

Offers Over

£300,000

Tenure: Leasehold

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

This incredibly spacious ground floor flat, is located in the sought after village of Ryarsh, near West Malling.

Boasting an impressive 1156sqft of contemporary accommodation, the flat is an ideal opportunity for first time buyers, investors, or maybe even those looking to downsize, given the ground floor position.

The show-piece of the flat is its spacious, open plan kitchen/living/dining arrangement. The modern fitted kitchen includes integrated appliances, with a feature breakfast/dining island – great for when you're hosting or entertaining. The space is bright, with tonnes of natural light coming in via the South-facing French doors / Juliet balcony.

Both bedrooms are generous doubles, again benefitting from Juliet balconies and lots of natural light. The master bedroom comes with the benefit of a stylish en-suite shower room, plus fitted wardrobes.

A main/family bathroom completes the accommodation, with shower-over-bath, toilet, wash/hand basin and heated towel rail.

Further benefits to the flat include a large utility cupboard, a double cupboard for coats & shoes in the hallway, gas central heating and double glazing throughout. The communal grounds are well maintained, with the block itself overlooking a large green and children's play park.

There is allocated parking, with further visitor parking available. Parking on-street is unrestricted.

The flat is well located for the M20, M2, A2 and M25.

The flat is within walking distance of various village amenities, including the Duke of Wellington Public House. Further benefits within the village include a Village Hall, another children's play park, and a renowned primary school. The neighbouring village of Birling offers a church and another popular Public House; The Nevill Bull.

The nearby West Malling High Street offers a wide selection of retail and leisure/dining facilities, whilst Leybourne Chase includes another open playing field and a popular Bakery / Coffee Shop.

Award winning Parkfoot garage is again within walking distance, or a 3-4 minute drive, whilst there are also large supermarkets locally, including an Asda or Waitrose at Kings Hill, or a Tesco at Larkfield.

Train links from West Malling are excellent, with regular, direct services to London terminals including London Charing Cross, London Bridge and London Victoria.

Tenure: Leasehold

Lease Length: 999 from new (2021) – Approx 994 left remaining

Service Charge: £280 per month – though these are under review and a credit note of £1400 is with the seller due to over-charges.

Ground Rent: £0

Council Tax Band: B

Enquire now to book your viewing slot









Brooks Drive

Gross Internal Area : 107.4 sq.m (1156 sq.ft.)



Ground Floor

2 4 6 8 10 Feet
1 2 3 Metres For Identification Purposes Only.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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