



Ide View, Elan, Sundridge Road, Ide Hill, Sevenoaks, Kent TN14 6JT
Guide Price: £375,000 Leasehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *First Floor Apartment
- *Highly Desirable Village Situation
- *Sitting Room with Rural Views
- *Two Double Bedrooms
- *Modern Kitchen/Breakfast Room
- *Bathroom with Roll Top Bath & Separate Shower
- *Newly Carpeted Throughout
- *Private Parking Space
- *No Onward Chain

Description

An excellent opportunity to acquire this first floor apartment within the desirable village of Ide Hill offering spacious and comfortable accommodation, two double bedrooms, private parking, rural views and delightful walks from the doorstep, being sold with the benefit of no onward chain.

Accommodation

- You enter this elegant apartment into a welcoming split level hallway with attractive cast iron fireplace and door to all rooms.
- Bright generous sitting/dining room with a pleasant outlook and aspect to front, ideal for both relaxing and entertaining. Inset downlighting and wall lighting.
- Kitchen/breakfast room fitted with a range of wall mounted cabinets and base units of cupboards and drawers with contrasting worktop with breakfast bar return and mosaic tiled splashback. Eye level double oven, hob with extractor over and under mounted sink unit.
- Two generous double bedrooms one with aspect to front and one with aspect to side, both enjoying freshly laid carpets, wall lighting and inset downlighting. Second bedroom with fitted cupboard.
- Completing the accommodation is the family bathroom fitted with a white suite comprising feature freestanding roll top bath, vanity unit with basin and concealed cistern toilet and separate tiled shower cubicle. Wall tiling to half height with mosaic borders.
- Externally, the property offers off road parking to the side.
- Services & Points of Note: Mains water, electric and drainage. Electric heating system. Video entrance system and alarm
- Ground Rent: £250.00 per annum
- Lease: 125yrs from 1/9/2006, 105 years remaining.
- Service Charges: £2,000 paid in 2025 which included service charges, management fee and sinking fund of £380.00.



- Council Tax Band: E – Sevenoaks District Council.
- EPC: E

Situation

Ide Hill is known for its stunning countryside views and countryside walks, set within a designated conservation area within the Kent Downs national landscape. The village enjoys a strong sense of community, with Ide Hill primary school, and pre-school, making it an excellent choice for those who appreciate a tranquil lifestyle while still being within easy reach of the amenities of Sevenoaks and other larger towns. The nearby historic villages of Brasted and Westerham offer good day to day amenities while Sevenoaks and Oxted offer a wider range of shopping, recreational and leisure facilities.

There are a good number of well-regarded schools in the local area including Brasted and Sundridge Primary Schools. There are grammar Schools for girls and boys in Tonbridge and Tunbridge Wells including Judd and Skinners for Boys as well as Weald of Kent girls grammar annex in Sevenoaks. Private schools include Tonbridge, Sevenoaks, Walthamstow Hall, Solefield School and The New Beacon with further secondary schools in Oxted.

Sevenoaks Mainline Station (about 5.2 miles) serves London Bridge/Cannon Street and Charing Cross. Oxted main line station (about 8.5 miles) has services to London Victoria and London Charing Cross. The A21 accessed at Chipstead provides access to the M25 and motorway network, Ebbsfleet International Terminal, Gatwick, Heathrow and Stansted Airports, Channel Tunnel Terminus and Ports and Bluewater Shopping Centre.

Golf courses can be found at Westerham and Limpsfield Chart as well as Knole and Wildernesse in Sevenoaks and Nizels Golf and Leisure Centre in Hildenborough. There are leisure centres and swimming pool complexes in both Sevenoaks and Oxted.

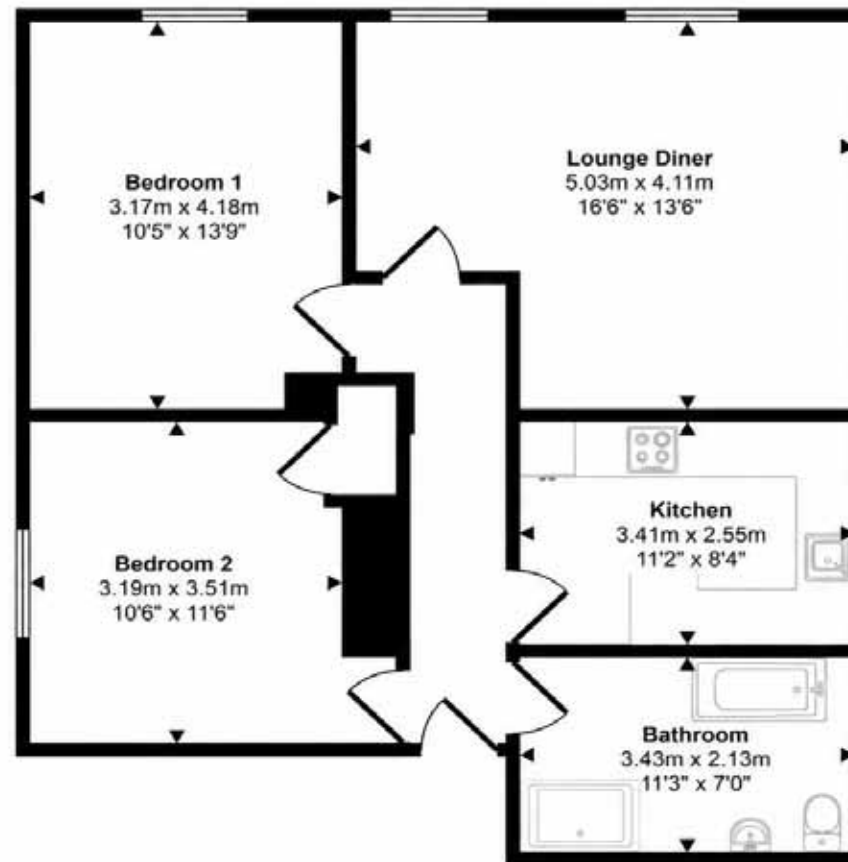


Viewing Strictly By Appointment

01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

Approx Gross Internal Area
70 sq m / 755 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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