Ibbett Mosely

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London Road, Westerham, TN16 1DN

Offers In Excess Of £450,000 Leasehold

With its own entrance this spacious first floor apartment is one of seven individually designed homes in a converted Victorian school.
The two bedroom accommodation extends in total to about 1011Sq Ft (Including the entrance).
Many of the period features of the former school have been retained and these blend perfectly with the modern contemporary finish.

- Two Bedrooms
- Two Bath/Shower Rooms (One En-Suite)
- Open Plan Bespoke Kitchen/Living/Dining Room
- Gas Central Heating
- Allocated Parking Space
- Communal Gardens
- New 999 Year Lease from the 1st of January 2026
- Peppercorn Ground Rent
- Annual Service Charge

This unique and spacious first floor apartment extends in total to about 1011Sf ft (including the entrance). The two bedrooms are complimented by an en-suite bathroom and en-suite shower room, there is a large bespoke fitted kitchen (With Bosch appliances) which is open to the living and dining room.
Of particular character are the gothic style windows to the entrance hall and stairs and to the living and dining room, there are high and vaulted ceilings with a number of exposed timbers.
The Old School offers a contemporary finish in beautiful converted former Victorian school.

LOCATION
Westerham is situated on the A25 between the larger towns of Oxted to the west and Sevenoaks to the east. Within the town there is a wide selection of shops including two small supermarkets, there is a doctors surgery, library, primary school and day nursery. The Green, with it's statues of Sir Winston Churchill and General James Wolfe is an attraction for visitors and locals to enjoy the fete's and festivities that are held on a regular basis. There are sporting and recreational facilities in the area including Westerham Golf Club.
Bus connections from the town to Oxted and Sevenoaks both with a wider choice of shops and stations to London. M25 access from junctions 5 and 6.

GROUND FLOOR
Arched entrance door to the entrance lobby.

ENTRANCE LOBBY
With door to the entrance hall.

ENTRANCE HALL
With store cupboard, stairs to the first floor with magnificent gothic style windows.

FIRST FLOOR

LANDING
With store and eaves cupboards.

BESPOKE FITTED KITCHEN/LIVING/DINING ROOM
The kitchen is fitted with a range of base and wall units and fitted Bosch appliances. There are high vaulted ceilings with exposed timbers and a gothic style arched window to one end.

BEDROOM ONE

EN-SUITE BATHROOM
With modern roll top bath, w.c. and hand basin. Heated towel rail and extractor fan.

BEDROOM TWO

EN-SUITE SHOWER ROOM
With shower cubicle, w.c. and hand basin. Heated towel rail, extractor fan and door to the landing.

OUTSIDE
Allocated parking space.
Communal gardens.

SERVICES
Mains gas, water, electricity and drainage.

COUNCIL TAX
Sevenoaks District Council - Band C

THE LEASE
A new 999 year lease from the 1st of January 2026 with a peppercorn ground rent.

SERVICE CHARGES
There will be an annual service charge to include buildings insurance.
Details will be made available as soon as they have been agreed with the client.

ROUTE TO VIEW
Take the A233 (London Road) from Westerham towards Bromley. The development will be found on the left just after South Bank and the Zebra Crossing.

EPC Rating- C

Flat 2, The Old School

Ground Floor
Approximate Floor Area
150.69 sq ft
(14 sq m)

First Floor
Approximate Floor Area
861.11 sq ft
(80 sq m)

Approximate Gross Internal Area = 94 sq m / 1011.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Ibbett Mosely

Westerham 01959 563265

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