Ibbett Mosely

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London Road, Westerham, TN16 1DN

Offers In Excess Of £450,000 Leasehold

One of seven individually designed apartments in a stunning conversion of a former Victorian school. This unique ground floor apartment with its own private courtyard extends in total to about 954sq. ft. Many of the period features of the former school have been retained and these blend perfectly with the modern finish

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

With its own courtyard this beautiful ground floor apartment in The Old School offers a perfect blend of modern day living in a most attractive former Victorian school.
The accommodation extends to about 954sq ft with two bedrooms, two bathrooms (One en-suite) and a spacious open plan kitchen/living/dining room, there is an allocated parking space and communal gardens.

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.

PRIVATE COURTYARD

Gated access from the main parking area to a private walled courtyard.
Front door to the apartment.

ENTRANCE HALL

BESPOKE FITTED KITCHEN/LIVING/DINING ROOM

The kitchen is fitted with a range of base and wall units, island and fitted Bosch appliances.

BEDROOM ONE

With hatch to loft space.

EN-SUITE BATHROOM

With a modern roll top bath, w.c. and hand basin. Heated towel rail and extractor fan.

BEDROOM TWO

BATHROOM
With enclosed bath, w.c. and hand basin. Heated towel rail and extractor fan.

OUTSIDE
Allocated parking space.
Private stone walled courtyard and the use of the 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) towards Bromley, the development will be found on the left just after South Bank and the Zebra Crossing.

EPC Rating- C

Flat 3, The Old School

Ground Floor
Approximate Floor Area
954 sq ft
(88.60 sq m)

Approximate Gross Internal Area = 88.60 sq m / 954 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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Westerham 01959 563265

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