



Ibbett Mosely

Flat 2, 8 Abbey Brewery Court, West Malling,
ME19 6PY



A fantastic opportunity to buy a property close to the West Malling High Street and Mainline Station with the added benefit of parking and NO ONWARD CHAIN.

Guide Price £225,000

- One-bedroom apartment
- No onward chain
- Allocated parking included
- Close to mainline station
- Walking distance to West Malling High Street
- Quiet courtyard setting
- Built in 1997
- EPC rating C - Council Tax Band B
- Guide Price £225,000

Sitting Room 14'10" x 11'0"

A well-proportioned sitting room featuring neutral walls and carpet, creating a cosy and welcoming space. A large window fills the room with natural light, while the simple, classic decor allows for easy personalisation. An arched doorway leads into the kitchen, maintaining an open flow between the rooms. The layout offers ample space for seating and entertaining, making this a comfortable spot to relax.

Kitchen 8'9" x 6'4"

The kitchen is compact yet functional, featuring a range of light wood cabinets that provide generous storage space. A built-in oven and hob are integrated neatly alongside a washing machine, maximising the use of space. A window

above the sink brings in natural light and offers a view outside. The tiled splashback and neutral worktops complete the practical, easy-to-maintain space.

Bedroom 9'9" x 9'1"

This bedroom offers a peaceful retreat with its neutral walls and soft carpet underfoot. A large, traditional sash window allows plenty of natural light to flood the space, framed by elegant curtains. A built-in wardrobe provides useful storage, keeping the room tidy and uncluttered. The calm atmosphere here makes it a perfect place to unwind and rest.

Bathroom

This bathroom features a traditional layout with a bath, toilet, and pedestal sink. The walls are partly tiled with a





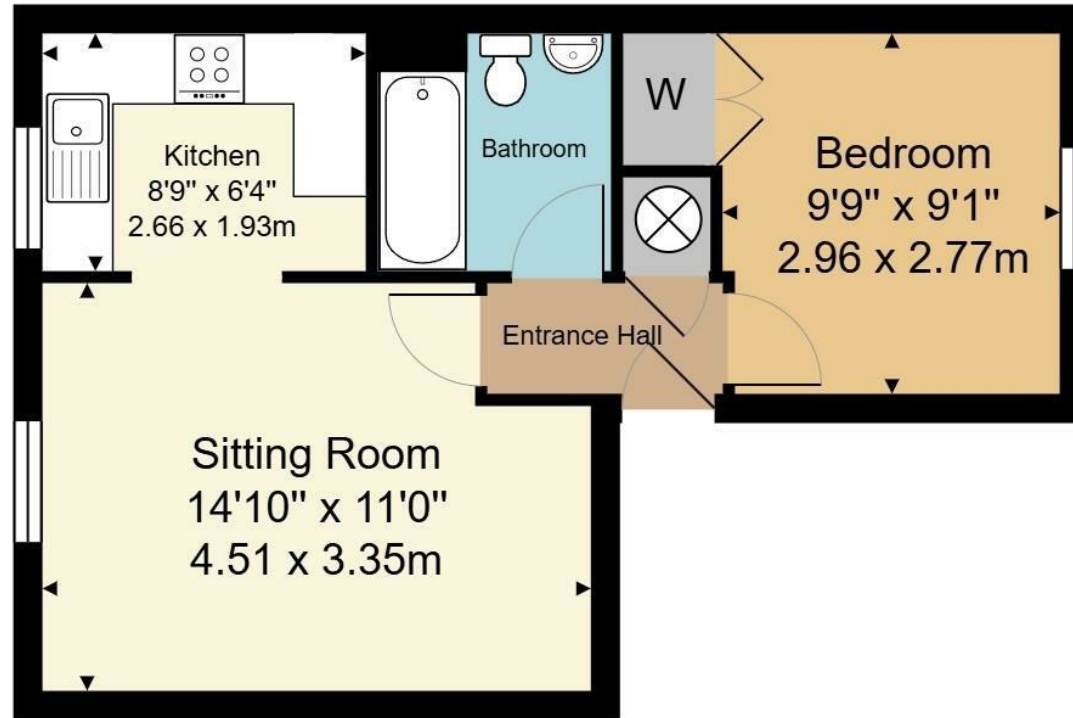
decorative border, adding subtle interest to the space. A shower curtain is fitted over the bath, and the neutral colour scheme keeps the room feeling fresh and clean. A small mirror cabinet provides practical storage for toiletries.

West Malling

The historic market town of West Malling with a broad high street of specialist shops, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and Borough Green railway stations serve London Victoria, Charing Cross and London Bridge. Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations. There are a good number of well regarded state and independent schools in the area. There is easy access to the M20's Junction 4 which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs. There are golf courses at Wrotham Heath, Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill.







Approx. Gross Internal Area 385 ft² ... 35.8 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC Rating- C

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