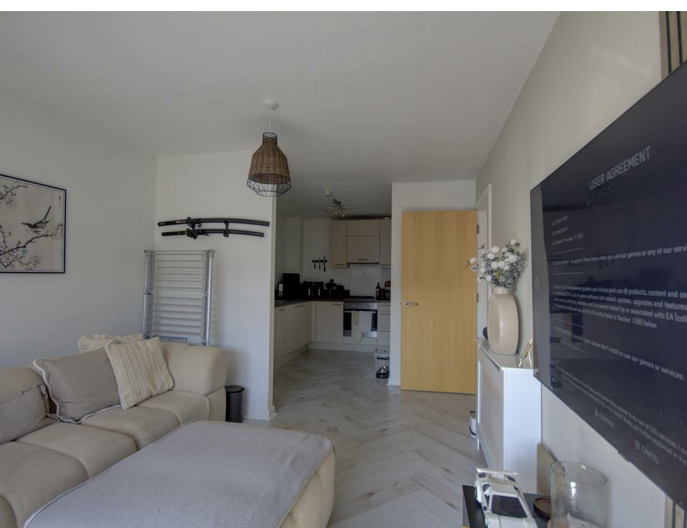




Ibbett Mosely

14 Harrison Court Eden Road, Dunton Green, Sevenoaks, TN14 5FT



## 14 Harrison Court Eden Road, Dunton Green, Sevenoaks, TN14 5FT

**OWN A 40% SHARE** of this **VERY SPACIOUS** and well presented top floor **ONE BEDROOM** apartment with **Juliet Balcony** and its own **PARKING SPACE** all set within this well laid out modern development on the outskirts of **SEVENOAKS**. Includes fitted kitchen, modern bathroom, gas central heating & double glazing. Convenient for **DUNTON GREEN STATION** and excellent local amenities.

- Well presented One bedroom 2nd Floor apartment
- Open plan living / Kitchen space
- Walking distance of Dunton Green village centre
- Lease of 115 years
- Share for sale 40%
- Allocated parking space
- 5 Minute walk to Dunton Green Station
- One good sized double bedroom
- 2.3 miles of Sevenoaks town centre
- Onsite Gym

New to the market is 40% of this well presented one bedroom top floor flat, located in the sought after development in Dunton Green.

To the generous sized double bedroom complete with double glazing, and radiator. The lounge/ living space is complimented by the juliete balcony allowing for a light and airy feel throughout. Open plan with the kitchen, this has been finished to a high specification with gas hob, oven and integrated washing machine and fridge/freezer.

To complete the property the well presented bathroom has a wc, wash basin and bath with over shower. The flat benefits from one allocated parking space.

Council tax band - C

Viewings by strict appointment only.

### PROPERTY SUMMARY

Entrance through Communal Front door

Stairs to 2nd Floor

Entrance Hall - 1.8 x 3.39 (5'10" x 11'1") - Spacious hall

Open Plan

Kitchen - 3.62 x 2.18 (11'10" x 7'1") - Open plan kitchen with built in appliances inclusive of oven, gas hob, washing machine and fridge/freezer. Complimented by laminate wooden flooring.

Living Room - 3.14 x 5.13 (10'3" x 16'9") - Large light and open living space with juliete balcony.

Bedroom - 2.89 x 4.03 (9'5" x 13'2") - Double bedroom with radiator, double glazing and space for free standing furniture.

Bathroom - 1.96 x 2.25 (6'5" x 7'4") - Complete bathroom inclusive of bath with over shower, WC and wash basin.

## LOCATION

Buyers will appreciate the excellent selection of local schools, including Dunton Green Primary, Riverhead Infants & Amherst Juniors, and nearby secondary schools such as Sevenoaks School and Trinity School. A variety of nurseries and childcare options are also within easy reach, making this an ideal home for families of all sizes.

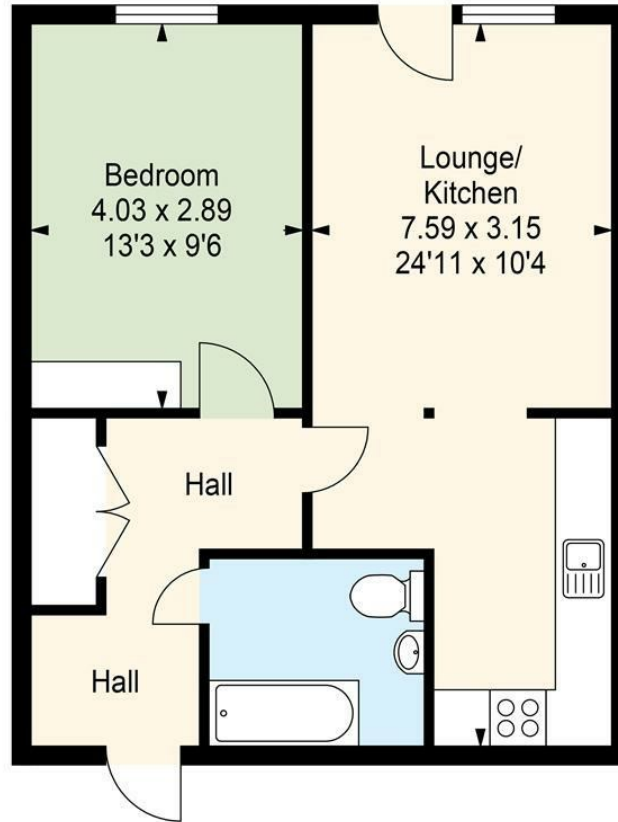
Perfectly positioned, the property is just 0.4 miles from Dunton Green railway station, offering direct services to London in as little as 31 minutes. Daily essentials are conveniently close, with a Tesco superstore only 0.7 miles away, and Riverhead village with its selection of shops and amenities just a mile distant. The historic town of Sevenoaks, approximately 2.3 miles away, provides further shopping, dining, and leisure options, including Knole Park and the Vine Cricket Ground. Fast connections to London are also easily accessible via Sevenoaks station (1.8 miles) and the M25 (Junction 5, approximately 2 miles).

## OUTSIDE

To the exterior of the property there is a Secure intercom system accompanied by CCTV and well maintained communal grounds. There is one allocated parking space and visitors parking.



Approx. 47.0 sq. meters (506 sq. feet)



**Top Floor**

For Illustration Purposes Only - Not To Scale

**Ibbett Mosely**

**Sevenoaks 01732 452246**

EPC Rating-

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK  
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

**[www.ibbettmosely.co.uk](http://www.ibbettmosely.co.uk)**

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

**...a name you can trust**  
*offices in Kent and London*