



BURLINGTON PLACE, HITCHEN HATCH LANE



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This beautifully presented two-bedroom, two-bathroom home is positioned on the second floor and enjoys an elevated outlook surrounded by greenery, all within a five-minute walk of Sevenoaks Station.

			EPC
2	2	1	B

Local Authority: Sevenoaks District Council
Council Tax band: B
Tenure: Share of Freehold



THE PROPERTY

Approached via a private road, Burlington Place sits within secure gated grounds. Built in 2007, the development blends classic architectural elegance with contemporary interior design. The apartment is served by both lift and staircase access.

Inside, a particularly spacious and welcoming entrance hall leads to a separate utility room and two generous storage cupboards. At the end of the hallway, double doors open into an impressive, light-filled open-plan sitting and dining room, featuring a Juliet balcony and an additional south-facing window. The modern kitchen is positioned just off the dining area and offers high quality cabinetry by Stoneham, granite work surfaces and a full range of integrated appliances.





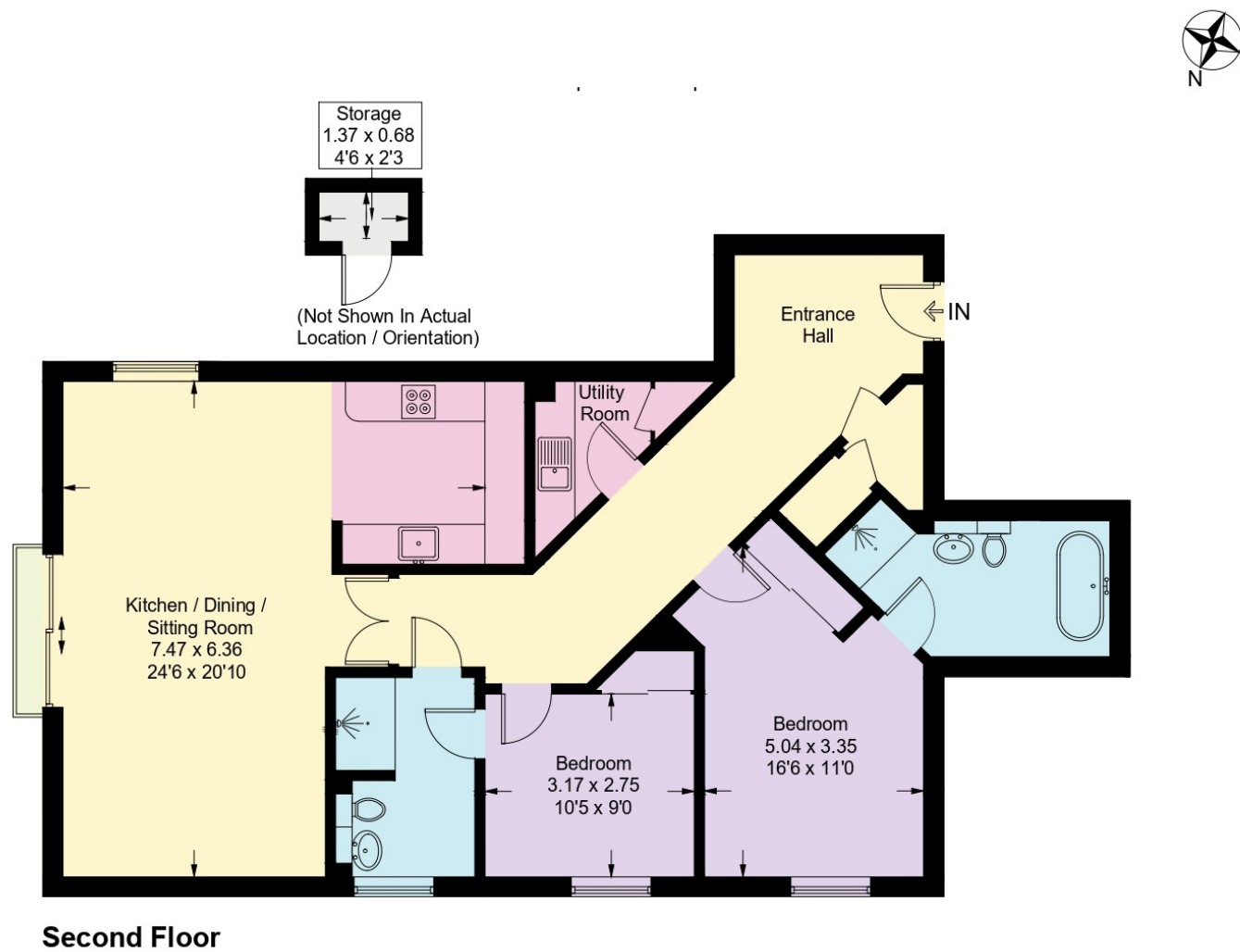


BEDROOMS AND LOCATION

The principal bedroom is notably generous in size and benefits from built-in wardrobes and a large en-suite bathroom with a separate shower enclosure. The second bedroom also includes fitted wardrobes along with its own stylish en-suite shower room. Set within beautifully maintained communal gardens and accessed through electric gates, the development offers private residents' parking along with designated visitor spaces, all within exceptionally kept gardens and grounds.

Burlington Place enjoys an exceptional location just a five-minute walk from Sevenoaks Station, offering fast and convenient mainline services to London Bridge (from 22 minutes), Waterloo East and Charing Cross. Sevenoaks High Street lies only 0.7 miles away, providing an excellent selection of restaurants, boutique shops and major supermarkets. Everyday essentials are also close at hand, with both a Little Waitrose and a Lidl within a ten-minute walk. Residents benefit from an abundance of local leisure amenities, including golf at Knole and Wildernesse, The Stag theatre and cinema, Sevenoaks Leisure Centre, Knole Park, and tennis facilities at Hollybush. The historic Vine Cricket Ground sits at the end of Hitchen Hatch Lane.





Approximate Gross Internal = 110.0 sq.m (1184 sq.ft)
Storage - 0.9 sq.m (10 sq.ft)
Total = 110.9 sq.m (1194 sq.ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Mark Waldron
01732 744 461
mark.waldron@knightfrank.com

Knight Frank - Sevenoaks
113-117 High Street, Sevenoaks
Kent, TN13 1UP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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