



2 The Old Corn Stores, The Street
Bearsted, Maidstone
ME14 4EW
Asking Price £170,000

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Description

A fantastic opportunity to purchase this charming ground-floor apartment, ideally situated just a stone’s throw from Bearsted Village Green. Forming part of an attractive historic building, thoughtfully converted from The Old Corn Store, the property combines plenty of character with comfortable modern living.

The spacious open-plan living area is cleverly arranged into three distinct zones, providing a lounge, dining area and fitted kitchen. The accommodation is completed by a generous double bedroom and bathroom, while the property also benefits from allocated underground parking to the rear.

A wonderfully positioned home in the heart of sought-after Bearsted Village, ideal for first-time buyers, downsizers or those seeking a convenient lock-up-and-leave property.

Agents’ Note: The property benefits from approximately 100 years remaining on the lease. The current annual service charge is £2,102, with an annual ground rent of £150.

Location

Bearsted village green is flanked by period properties, gastro pubs and restaurants, cricket square and village pond. The village also boasts a good selection of shops, library, mainline railway station connected to London on the Victoria line, medical centre and a highly regarded infant and junior school. Maidstone town centre is some two miles distant and offers a more comprehensive selection of amenities. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band
C

VIEWINGS STRICTLY BY APPOINTMENT

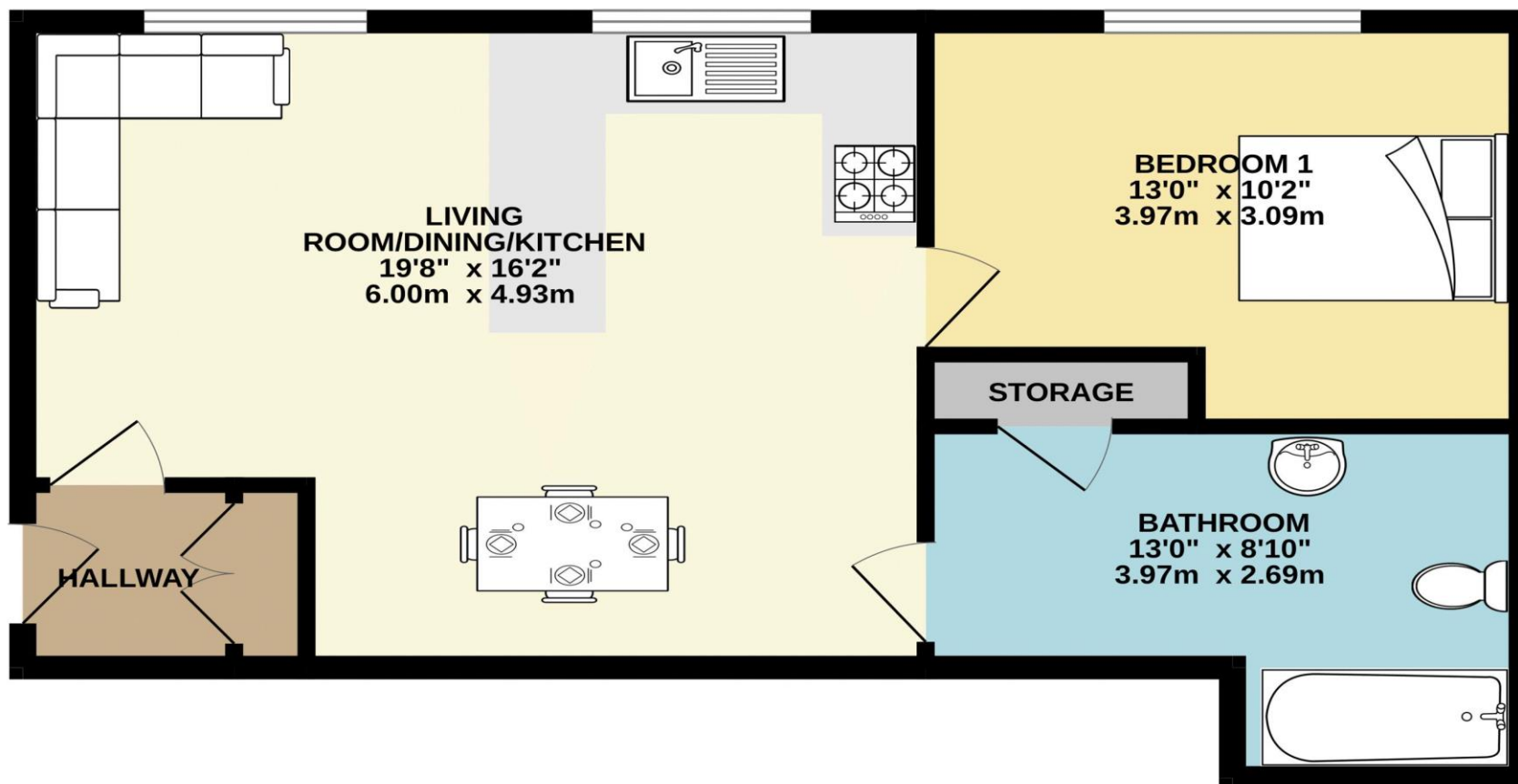
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 547 sq.ft. (50.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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ON THE GROUND FLOOR

COMMUNAL ENTRANCE FOYER

With security entry phone and post boxes.

APARTMENT 2

ENTRANCE HALL

Oak flooring, radiator, and a useful storage cupboard housing the consumer unit.

OPEN PLAN LIVING / KITCHEN / DINING ROOM

19' 8" x 16' 2" (5.99m x 4.92m)

Arranged as three distinct areas, comprising:

Lounge area: Oak flooring, double radiator, front-facing window with fitted wooden blinds, and recessed low-voltage lighting. Dining area: Oak flooring, radiator, and recessed low-voltage lighting. Kitchen area: A range of fitted wall and base units with complementary work surfaces. Integrated oven with four-burner SMEG gas hob and extractor hood above. Stainless steel sink with mixer tap, plumbing for washing machine and space for fridge/freezer. Wall-mounted gas-fired boiler providing central heating and hot water. Front-facing window, continuous oak flooring and recessed downlighting.

BEDROOM 13' 0" x 10' 2" (max) (3.96m x 3.10m)

Oak flooring, radiator, front-facing window with fitted blind, and fitted wardrobe.

BATHROOM 13' 0" x 8' 10" (max) (3.96m x 2.69m)

White bathroom suite comprising a panelled bath with mixer tap, shower attachment and folding shower screen, low-level W.C. and pedestal wash

hand basin with mixer tap. Fully tiled walls and flooring, chrome heated towel rail, and a built-in linen cupboard with radiator and shelving.

OUTSIDE

Attractive communal courtyard. Allocated parking space with further visitor spaces.

Directions

From our Bearsted Office proceed in an easterly direction into the Street passing the village green on the right hand side, the property will be found approximately 50 metres beyond The Oak on the Green on the right hand side.



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