



## FLAT 3 CHART LODGE, SEAL CHART, SEVENOAKS, KENT TN15 0ES

Potential, space and character abound within this 2/3 bedroom apartment forming part of Chart Lodge, a most attractive country residence approached via a sweeping gravelled driveway, set amidst its own beautiful gardens and grounds that extend in excess of three acres. The accommodation was last updated thoroughly in 1975 so leaves a superb opportunity to polish and refine its former elegance to todays expectations. Views, garage, parking and amazing community await you.

2 Double bedrooms ■ 2 Elegant Reception rooms with views ■ Guest Room/Study ■ Kitchen ■ Shower Room ■ Utility ■ Garage ■ Storage shed ■ Set in grounds of approximately 3 acres ■ Lovely views

PRICE: £550,000 LEASEHOLD SHARE OF FREEHOLD





SITUATION

Situation - Chart Lodge is situated on Seal Chart in an Area of Outstanding Natural Beauty. Shopping: Seal approx.1.9 miles, Kemsing approx. 3.7 miles, with village shops including butchers, pubs and restaurants. Sevenoaks (town centre) 4.3 miles, with extensive shopping. Mainline rail services: Sevenoaks (London Bridge, Cannon Street, Charing Cross,), Kemsing (Victoria, Ashford International), Otford (Victoria, Blackfriars, Ashford international) Schools: Excellent private, grammar and state education opportunities are available at all levels. Leisure Facilities: Sevenoaks Leisure Centre, numerous golf & tennis clubs. There are also extensive woodland walks immediately accessible from the property.

DIRECTIONS

From our office in the High Street proceed in a northerly direction and before reaching The Vine, fork right into Seal Hollow Rd. At the traffic lights turn right onto the A25, through Seal. Continue up the hill and take the second left into Saxbys Rd. Follow the road to the right, onto Watery Lane. Turn right onto Styants Bottom Rd and the property is on the right.

GROUND FLOOR

COMMUNAL ENTRANCE HALL



Communal front door which opens to a communal entrance hall and impressive staircase to first floor and a personal glazed front door to apartment..

PRIVATE ENTRANCE HALL

Long entrance hall with access to coats area and cloakroom, open to dining room and doors to other rooms.

CLOAKROOM

0.97m x 3.27m (3' 2" x 10' 9") Approached via a coats hanging area, low level W.C., wall mounted wash hand basin with cupboard beneath, radiator, opaque sash window to front.

UTILITY ROOM

0.99m x 3.27m (3' 3" x 10' 9") Plumbed for washing machine, quarry tiled floor, shelving, opaque sash window to front.

SHOWER ROOM

1.81m x 3.27m (5' 11" x 10' 9") Walk in shower cubicle with seat, pedestal wash hand basin, radiator, cupboard housing Gloworm boiler and insulated hot water tank, opaque sash window to front.

DINING ROOM



5.47m x 3.66m (17' 11" x 12' 0") Elegant room with two sash windows to rear overlooking the beautiful gardens, two radiators ,built in cupboards and dresser, covered fireplace, door to kitchen, open to hall.

KITCHEN

2.58m x 3.66m (8' 6" x 12' 0") Fitted with wall and base units, worktops, shelving, double drainer stainless steel sink unit, larder cupboard, radiator, sash window to rear, space for cooker and fridge, sash window to rear.

LIVING ROOM



5.27m x 4.16m (17' 3" x 13' 8") Two sash windows to rear and one to side with stunning views, two radiators, marble fireplace with tiled insert and a wood surround with display shelves.

BEDROOM



4.77m x 3.27m (15' 8" x 10' 9") Two sash windows to front, built in wardrobe cupboard, built in dresser, covered fireplace.

BEDROOM



2.94m x 4.1m (9' 8" x 13' 5") Two sash windows to side with lovely views, radiator, fitted wardrobes.

REAR LOBBY

Door to rear communal entrance hall

REAR COMMUNAL LANDING

Door to guest bedroom/study, stairs down to rear communal side door.

GUEST BEDROOM/STUDY



4.15m x 3.52m (13' 7" x 11' 7") Two sash windows to front, radiator and feature cast iron fireplace.

GARAGE



6.35m x 3.7m (20' 10" x 12' 2") There is a garage en bloc second from left when facing, up and over door.

STORAGE BUILDING

6.35m x 5m (20' 10" x 16' 5")

COMMUNAL GARDENS



Chart Lodge is approached via a sweeping gravelled driveway, which leads to visitor parking and a turning area, here you will also find the property benefits from a lockable garage. The property is set within delightful gardens comprising south facing level lawns, featuring topiary, a Yorkstone terrace, a variety of trees and shrubs, woodland, a formal rose garden and vegetable plots. There is also a separate outside storage block with space allocated for each property. The grounds extend to circa 3 acres.

SHARE OF FREEHOLD

MAINTENANCE FOR FLAT 3 1.7.20 £1,190 PER HALF YEAR TO CHART MANAGEMENT

This includes gardening, buildings insurance, communal electric, septic tank drainage which is in the field opposite.

Calor gas central heating shared tank to front.

LEASE162 YEARS FROM 23/03/2004 BUT 1/5 SHARE OF FREEHOLD

COUNCIL TAX BAND E £2819