



TOTAL FLOOR AREA : 2289 sq.ft. (212.6 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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SEAL HOUSE 15 - 19 CHURCH STREET AND 37 CHURCH STREET, SEVENOAKS, SEAL TN15 0AR

We are pleased to offer to auction this mixed use property, comprising a 4/5 bedroom character property as well as a well-positioned kebab shop located on Church Street, Seal, Sevenoaks, Kent.

The kebab shop offers a kitchen, a spacious back area for stock storage, and accommodation above which is currently utilised as two bedrooms, a kitchen, and shower room. The shop benefits from high foot traffic and is situated in a popular, bustling area. The accommodation above offers a versatile space with easy access to the commercial space below.

The house is a sizeable historic landmark building forming the major portion of this special and spacious magnificent 16th Century Grade II listed period building. It is a well proportioned 4/5 bedroom character property and is one of Seal's most precious links with the past, and enjoys a wealth of period features including inglenook fireplaces, exposed oak beams and rooms with vaulted ceilings.

Whether you're looking to expand your business or enter the food industry, this versatile property provides great potential. Don't miss out on this fantastic opportunity in a prime location.

There is no chain. Being Sold via Secure Sale online bidding via Pattinsons. Terms & Conditions apply. Starting Bid £700,000.



**SITUATION**

Reputed to be one of the oldest buildings in Seal. Seal House is in a set back slightly raised position just off the High Street at the centre of village life. Local facilities include nearby shops, library and bus routes to the surrounding district. The town centre of Sevenoaks with its excellent shopping facilities and including a fitness centre and swimming pool complex is about two miles distant. Sevenoaks main line railway station to London Charing Cross is about two and a half miles away. Kemsing railway station for trains to London Victoria is about 10 minutes walk through the country lanes. Seal is surrounded by open countryside, providing good riding and walking opportunities. Wildernesse golf club is a short distance away. Knole Park is also easily accessible.

**DIRECTIONS**

From Sevenoaks High Street proceed out of the town in a northerly direction passing through the Pembroke Road traffic lights and bearing right into Seal Hollow Road. Taking the lower road proceed to the traffic lights on the A25. Turn right and proceed into Seal Village. Turn left by the library into School Lane, bear immediately right and straight across the give way into Church Road. Continue to the crossroads turning right onto Childsbridge Lane and following the road around, this then leads into Church Street. The property will be found on the left hand side. It is advised that prospective purchasers park somewhere in Church Road.

**GROUND FLOOR**

**LOUNGE/DINING ROOM**

24' 9" x 21' (7.54m x 6.40m) a wealth of exposed oak beams, inglenook fireplace with a tiled hearth, curb, display niches and wood burning stove, staircase leads up to the first floor, halogen lighting, two attractive multi paned windows to the front with vertical blinds and secondary double glazing, radiator, carpet, cupboard housing a gas meter, leaded light, understairs storage cupboard.

**KITCHEN**

12' 4" x 8' 9" (3.76m x 2.67m) a range of ground and wall cupboards, leaded light glazed windows to the side and rear, worktops incorporating a single drainer single bowl stainless steel sink unit with mixer tap, cupboard under, space and plumbing for a washing machine, space for a tumble dryer, stable door leads to the outside, laminate floor, ceramic splashback tiling, a vaulted ceiling with exposed oak beams.

**UTILITY ROOM**

11' 7" x 8' 9" (3.53m x 2.67m) a cupboard housing a combination gas fired boiler recently installed serving the central heating and hot water, shelved cupboard beside, exposed oak ceiling beams, leaded light glazed windows to the side and rear, halogen lighting, tiled floor, wall tiling.

**INNER HALL**

6' 1" x 3' 8" (1.85m x 1.12m) tiled floor, radiator, exposed oak beams, multi paned window to the front with vertical blind, opening leads through to the garden room.

**GARDEN ROOM**

16' 8" x 9' 8" (5.08m x 2.95m) inglenook fireplace with lighting, brick and tiled hearth, multi paned window to the front with vertical blind, tiled floor incorporating a mat within a mat well, exposed oak ceiling and wall beams, door leads into the garden.

**STUDY/BEDROOM 5**

9' 7" x 8' 4" (2.92m x 2.54m) multi paned window to the front with vertical blind, tiled floor, wealth of exposed wall and ceiling beams, halogen lighting.

**FIRST FLOOR**

**LIVING ROOM/BEDROOM 1**



22' 8" x 22' 3" (6.91m x 6.78m) an impressive vaulted ceiling with a crown post and a wealth of exposed oak beams, split level floor, stain glass and leaded light glazed windows to the front, overhead cast iron chandeliers, staircase railings, three radiators, carpet, leaded light glazed windows to the rear.

**LANDING**

5' 9" x 2' 10" (1.75m x 0.86m) carpet, exposed oak ceiling beams, wall light.

**BEDROOM 3**



12' 2" x 9' 10" max (3.71m x 3.00m) leaded light glazed windows to the sides and rear, a vaulted ceiling with a wealth of exposed oak beams, cupboard housing a lagged hot water cylinder, radiator, carpet.

**BATHROOM**

9' 3" x 5' 7" (2.82m x 1.70m) leaded light glazed window to the side, wealth of exposed oak beams, a suite comprising a panelled bath with a mixer tap and hand shower, wash hand basin set into a vanity unit, low level wc, tiled floor, ceramic splashback tiling, halogen lighting, range of built in cupboards, wall mirror.

**KITCHEN/BREAKFAST ROOM**



15' 8" x 10' 2" (4.78m x 3.10m) a vaulted ceiling with a wealth of exposed oak beams, a range of ground and wall cupboards, worktops incorporating a single bowl, single drainer stainless steel sink unit with mixer tap, cupboard under, leaded light glazed windows with some stain glass to the front, high level leaded light windows to the side, radiator, halogen lighting, cooker with gas hob and extractor over incorporated into a canopy, under cupboard lighting, ceramic splashback tiling, space and plumbing for a dishwasher, space and plumbing for a washing machine, display shelves, double radiator, vinyl floor, halogen lighting.

**INNER LANDING**

12' 4" x 6' 5" (3.76m x 1.96m) leaded light glazed window to the front, a useful store area where there is an impressive exposed brick chimney breast, a wealth of exposed oak beams and a vaulted ceiling, carpet, halogen lighting.

**FURTHER LANDING**

10' 6" x 2' 7" (3.20m x 0.79m) halogen lighting, leaded light glazed windows to the front, exposed oak beams, carpet.

**BEDROOM 2**

14' 7" x 10' (4.45m x 3.05m) two leaded light glazed windows to the rear, a vaulted ceiling with a wealth of exposed oak beams, radiator, carpet, door leads into an en suite shower.

**SHOWER ROOM**

4' 5" x 4' 3" (1.35m x 1.30m) a shower cubicle, wash hand basin set into a vanity unit with mixer tap, fully tiled walls, leaded light glazed window to the rear, vaulted ceiling with exposed oak beams, radiator, halogen lighting, tiled floor, cupboard.

**BEDROOM 4**

8' 2" x 7' 2" (2.49m x 2.18m) leaded light glazed windows to the front, a vaulted ceiling with a wealth of exposed oak beams, carpet.

**OUTSIDE**

**OUTHOUSE**

11' 1" x 7' 10" max narrowing to 4' (3.38m x 2.39m) with power, light and water.

**STORE**

9' 3" x 4' 11" (2.82m x 1.50m) with power.

**STORE**

4' 2" x 3' 8" (1.27m x 1.12m)

**OUTSIDE WC**

10' 6" x 6' 5" max narrowing to 3' 9" (3.20m x 1.96m) wash hand basin and low level wc, electric heated towel rail and wall mounted electric heater, tiled floor, leaded light window to the side, panelled to half height

**GARDEN**

Paved courtyard area with outside water tap. Secluded garden area with patio ideal for al fresco dining leads through to an area of lawn, flower beds with various shrubs and bushes.

**STREET PARKING**

There is street parking in various areas around Seal House but not directly outside the property.

**HOT FOOD TAKEAWAY**

On the ground floor is the shop and kitchen, with approximate measurements of 7.835m by 3.30m. The back area has measurements of 2.08m by 4.526m.

On the first floor, accessed through the shop, there is accommodation which is currently set out as a two bedroom flat comprising two rooms, kitchen, shower room, and landing. However, the dividing wall between the rooms is a stud wall, and the accommodation could be opened up into a studio flat or staff area. The landing measures approximately 3.903m by 0.92m. The first room is about 3.09m by 3.312m, and the second is about 2.415m by 3.815m. The shower room comprises a shower, hand wash basin and WC and is approx. 2.137m by 2.882m. Kitchen would benefit from some updating, and is 2.207m by 4.06m.

The current rateable value is £12,500 (1 April 2023 to present).

**COUNCIL TAX BAND G**

Auctioneers Additional Comments

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In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.