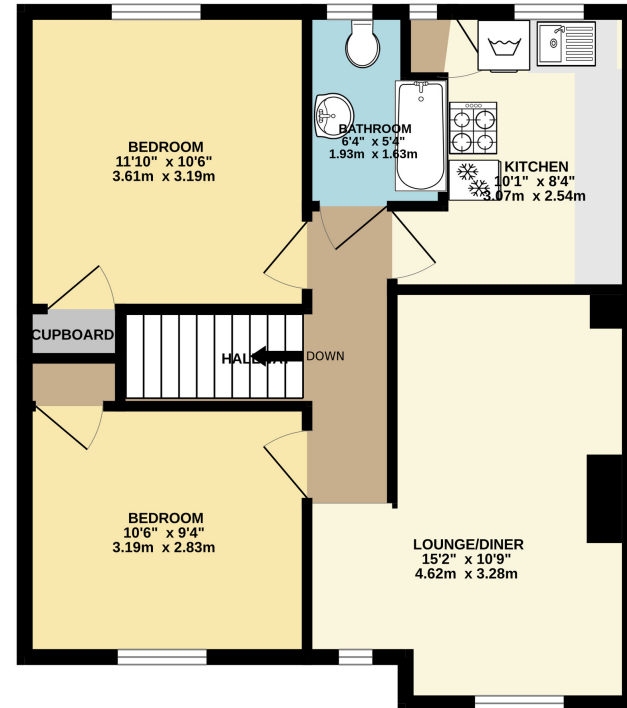


GROUND FLOOR  
35 sq.ft. (3.2 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 646sq.ft. (60.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 110A ST JOHNS HILL, SEVENOAKS, KENT TN13 3PB

Conveniently positioned 2 bedroom first floor maisonette within walking distance of shops and station and boasting its own garden. There are 2 double bedrooms a good size kitchen and white bathroom. The rear garden is approached via a side gate and benefits from a good size outbuilding and just needs a little TLC. Vacant and ready to move into.

- 2 Double bedrooms ■ Bathroom ■ Kitchen ■ Lounge/dining room ■ Double glazing ■ Gas central heating ■ Private garden ■ Walk to shops and station

**PRICE: £269,950 LEASEHOLD**



## SITUATION

The property is located within easy reach of Sevenoaks High Street, main line railway station and Bat & Ball railway station. There are also local shops nearby, a doctor's surgery and hospital with X-Ray department and Minor Injuries. The nearest and easily reached Primary schools are St Johns & Sevenoaks County Primary. The Trinity School, Weald of Kent Grammar School for girls and Tunbridge Wells Grammar School for boys are also within walking distance as is Knole Academy.

Sevenoaks High Street is about a mile away with Sevenoaks main line station (fast rail services to London Bridge, Waterloo East, Charing Cross and Cannon Street) a similar distance. Bat & Ball railway station is about 10 minutes walk (services to Victoria/Bromley South or for a connecting service to Sevenoaks main line railway station), Sainsbury's Superstore is about 0.9 miles distant. Access to the M25 (junction 5) can be found at the Chevening interchange about 2.5 miles distant.

National Trust owned Knole House with its 1,000 acre deer park in which to run/roam is within easy reach.

## DIRECTIONS

From the town proceed in a northerly direction through the Pembroke Road traffic lights and down Dartford Road. Continue on this road and this leads into St Johns Hill. As you approach the shops the property can be found on your right hand side next to Doves before the second turning for Wickenden Road. It is easiest to park in Wickenden Road and walk round.

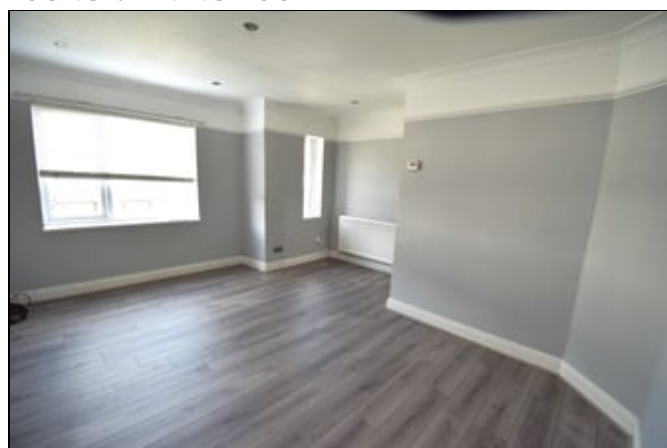
## GROUND FLOOR

### ENTRANCE HALL

Upvc front door to entrance hall and carpeted stairs to first floor. Hallway giving access to all rooms and loft space, laminate wood floor.

### FIRST FLOOR

### LOUNGE/DINING ROOM



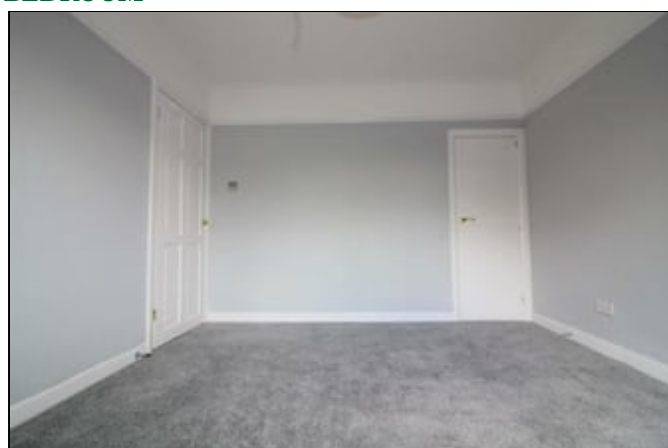
15' 2" x 10' 9" (4.62m x 3.28m) Upvc double glazed windows to front, radiator, laminate wood floor, picture rail.

## KITCHEN



10' 1" x 8' 4" (3.07m x 2.54m) Fitted with wood effect wall and base units, granite effect worktops, stainless steel single drainer sink unit, wall mounted Potterton boiler, built in larder cupboard, Indesit washing machine, Beko cooker, stainless steel cooker hood, Indesit fridge freezer, over counter lighting, laminate wood floor, part tiled walls, cupboard housing RCD unit, Upvc double glazed window to rear.

## BEDROOM



11' 10" x 10' 6" (3.61m x 3.20m) Upvc double glazed window to front, radiator, built in wardrobe cupboard, picture rail.

## BEDROOM



Double glazed window to front, radiator, built in wardrobe cupboard, picture rail.

## BATHROOM



6' 4" x 5' 4" (1.93m x 1.63m) White suite comprising panelled bath with overhead shower, low level W.C., vanity unit, chrome heated towel rail, tiled walls, double glazed window to rear, Ventaxia extractor.

## OUTSIDE

### GARDEN



30' 0" x 20' 0" (9.14m x 6.10m) There is a side gate which leads to another personal side gate leading to private garden. There is paved patio and it is a little over grown with good size timber outbuilding. A little neglected but could be lovely.

### LEASE

125 years from 25th March 1984

### GROUND RENT & MAINTENANCE

Vendor to advise

### COUNCIL TAX BAND C