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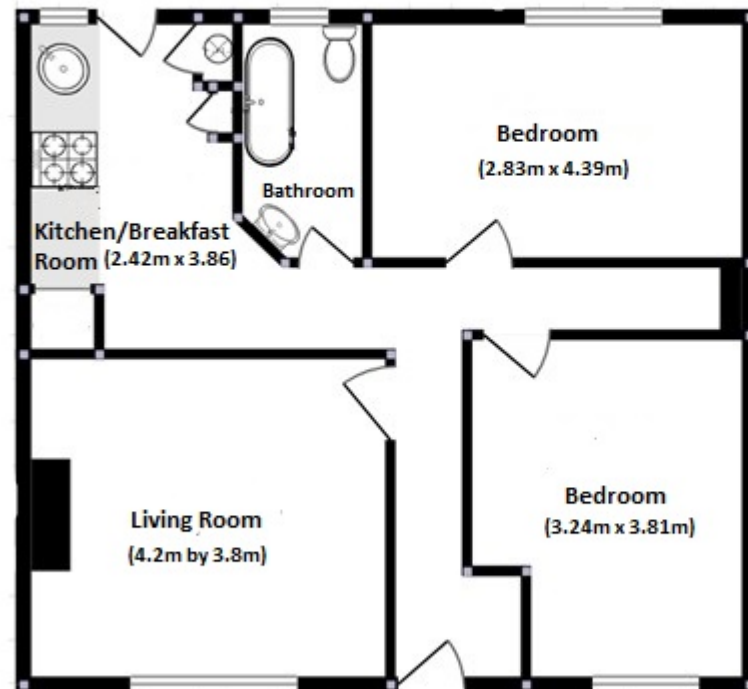
an estate agent since 1975

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Total Floor Area: 62.9m² (677 sq.ft) approx.



This plan is for illustrative purposes only and measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
England, Scotland & Wales		
	EU Directive 2002/91/EC	



23 MILLS CRESCENT, SEAL, SEVENOAKS, KENT TN15 0DD

Well-presented two bedroom ground floor maisonette which boasts a practical and functional layout that feels more like a traditional house. The property benefits from direct access from the kitchen into the private rear garden, well-proportioned rooms, a long lease, a front garden, and a paved frontage with potential parking for two vehicles (subject to a dropped curb, which we are advised is currently in process). Ideally located within walking distance of local schools and amenities, this move-in ready home is perfect for first-time buyers, downsizers, or investors alike.

Ground floor maisonette ■ Two spacious double bedrooms ■ Modern, well-presented interior ■ Private, east facing rear garden with direct access from the kitchen ■ Brick-built storage shed ■ Paved frontage with potential parking for two vehicles (we have been advised that the dropped curb is in process of being organised) ■ Flows and functions in the style of a house ■ Leasehold with long lease term remaining ■ Reasonable service charge and ground rent ■ Walking distance of local schools and Seal village shops

PRICE: GUIDE PRICE £315,000 LEASEHOLD



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SITUATION

The property is conveniently positioned on a quiet cul-de-sac at the edge of the charming village of Seal, and is well-located for a number of well-regarded local schools. Seal Primary School is moments away, as well as Trinity School, and the Weald of Kent Grammar and Tunbridge Wells Boys Grammar annexes within walking distance via a public footpath.

Seal is surrounded by open countryside, providing good riding and walking opportunities, and provides local shops, a library, a public house, a butchers, a café and bus routes to the surrounding district.

The town centre of Sevenoaks with its excellent facilities including a fitness centre and swimming pool complex is about 2.5 miles distant. Sevenoaks main line railway station is a similar distance, and provides direct services to London Bridge in as little as 23 minutes. Kemsing station is approximately 2 miles away, and offers direct trains to stations such as London Victoria. Bat & Ball station is only 1.8 miles away, which provides Thameslink services to London Blackfriars.

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. Proceed to the traffic lights on the A25, and turn right into Seal Village. Take the first left hand turning which is School Lane and, keeping left, proceed to the end of the road. Turn left here into Childsbridge Lane and proceed towards Kemsing. After passing turnings to Landway, Meadowlands and Childsbridge Way on the right hand side, turn into Bentley's Meadow and take the left turning into Mills Crescent. The apartment will be found on the right hand side and occupies the ground floor.

THE PROPERTY

ENTRANCE HALL

An area for coats and shoes, radiator, door to living room.

LIVING ROOM



4.2m x 3.8m (13' 9" x 12' 6")
A bright and spacious reception room. Double glazed window to the front with radiator beneath, fireplace with shelving in recesses either side, dado rail.

FURTHER HALL

Doors to bedrooms, bathroom, and opening to kitchen. There is an alcove which could provide hidden storage, or a tucked away study area.

KITCHEN/BREAKFAST ROOM



2.42m x 3.86m (7' 11" x 12' 8")
Stylish white matching base units with worktops, drawers, space for washing machine, round stainless steel sink with mixer tap, fitted Bosch oven with four-ring gas hob and extractor above, and a fitted dishwasher. There is an opening to a tucked away storage space acting as a larder, a radiator, a cupboard housing the wall-mounted Baxi combination boiler, and a cupboard housing the RCD unit and electric meter. The kitchen has an opening into the hall, a double glazed window to the rear, and a door opening straight out into the delightful rear garden.

BATHROOM



2.83m x 1.5m (9' 3" x 4' 11")
Part-tiled, modern bathroom with obscure double glazed window to rear. White suite comprising a pedestal hand wash basin, panelled bath with overhead rainfall shower, and low level WC.

BEDROOM



2.83m x 4.39m (9' 3" x 14' 5")
Large double bedroom with double glazed window to the rear, radiator.

BEDROOM

3.24m x 3.81m (10' 8" x 12' 6")
Double bedroom with double glazed window to the front, radiator.

OUTSIDE

REAR GARDEN



With direct access from the kitchen, the east facing rear garden is an excellent feature of the property, and enjoys fantastic far-reaching views. There's a large area of lawn, access to the shed, and a side gate providing access to the garden around the side of the property.

BRICK SHED

2.45m x 1.85m (8' 0" x 6' 1")
The shed is attached to the neighbours shed space, and benefits from light and power, with recently installed roof and doors.

FRONT GARDEN AND PAVED FRONTAGE

The front garden has an area of lawn and is adorned with a pleasing array of colourful flowers. There is a private paved frontage which could provide parking for two vehicles. We have been advised that the process of dropping the curb is underway, which will solidify the area as formal parking for this apartment once completed.

ADDITIONAL INFORMATION

LEASE AND CHARGES

177 years from 1 November 2019. Ground rent circa £10.00 annually. Service charge circa £45.00 a month which includes building insurance.

COUNCIL TAX



Band B (approx. £1842.76 2025/26 figure)