



FLAT 1 BRETANEBY, HIGH STREET, SEAL, SEVENOAKS, KENT TN15 0AJ

This self-contained ground floor apartment is one of just five unique residences in this traditional period property which is rich in history. Bretaneby has origins dating back to the 17th century, and then was largely rebuilt in the 18th century with further later additions. This generously proportioned 2/3 bedroom apartment benefits from its own entrance, a private garden, a garage with parking, a spacious living area, an expansive cellar, and a comprehensive and contemporary kitchen, utility area and shower room, which have been modernised by the current owner. Offered with a share of the freehold and no onward chain.

Grade II listed ■ Self-contained ground floor apartment ■ 2/3 bedrooms ■ Original period features ■ Expansive cellar space ■ Private garden ■ Shared driveway with available parking ■ Garage en bloc ■ Share of freehold ■ No chain

PRICE: GUIDE PRICE £450,000 SHARE OF FREEHOLD



SITUATION

Located in the heart of the warm and welcoming neighbourhood of Seal, with its local village shops, butchers, popular café, library, public house, recreation ground, village hall and bus routes. Seal is surrounded by open countryside with great walking and riding facilities. The town centre of Sevenoaks is about 2.5 miles away and provides excellent facilities including a leisure centre with indoor pool, selection of shops, supermarkets, restaurants and caf  s. Historic Knole House, with its 1,000 acre deer park, is easily reached and provides delightful walking routes to explore and immerse oneself in nature. There are many popular schools in the area, both in the state and private sector.

Sevenoaks mainline station, which provides direct services to London Bridge in as little as 23 minutes, is less than a 10 minute drive away. Kemsing station is only 1.5 miles away, and provides direct services to London Victoria.

DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction passing through Pembroke Road traffic lights and then bearing right into Seal Hollow Road. Proceed to the end, then take a right at the traffic lights towards Seal on the A25. As you enter Seal Village, pass the recreation ground on your left, and just past School Lane on your left there is a turning on the right hand side of the road to Bretaneby.

THE PROPERTY

STORM PORCH

Approached via path through private garden. Outside light, wooden front door.

ENCLOSED PORCH

Light, obscure glass window to side, four-pane glass door into entrance hall.

ENTRANCE HALL

Spacious central hall with doors to utility room, bedrooms, living room and opening to lobby. Recess providing space for coat storage, radiator.

LIVING ROOM

5.7m x 5.59m (18' 8" x 18' 4") Window to side with radiator beneath, radiator with ornate cover, fireplace with wooden surround with tiling and electric fire, plate rail.

PRINCIPAL BEDROOM



4.27m x 4.42m (14' 0" x 14' 6") Double bedroom with original oak beams, a radiator and two sash windows to the side, original panelled wooden shutters.

BEDROOM



3.21m x 3.97m (10' 6" x 13' 0") Double bedroom with sash window to the side with original panelled wooden shutters, radiator, fitted display cabinet believed to be original wig cabinet, borrowed light window to hallway.

BEDROOM/DINING ROOM



4.32m x 2.72m (14' 2" x 8' 11") Versatile space which could be utilised as a bedroom with dressing area, but is currently used as a dining room with garden/storage room. Sash window to front, radiator, wall-mounted Ideal combination boiler, multi-pane door to garden room.

GARDEN ROOM

French doors to garden, tiled floor.

UTILITY ROOM/CLOAKROOM



Obscure glass sash window to front, low level WC, wall-mounted hand wash basin, radiator, space for stacked washing machine and tumble dryer with worktop between.

LOBBY

Wood panelling, doors to shower room, kitchen and cellar, opening to hallway.

SHOWER ROOM



3.47m x 1.43m (11' 5" x 4' 8") Modernised by the current owner to provide an attractive white contemporary suite, and comprising low level WC with concealed cistern, vanity unit, LED mirror, extractor, large step-in shower, sash window to rear.

KITCHEN/BREAKFAST ROOM

3.23m x 4.33m (10' 7" x 14' 2") Fitted by the current owner to a stylish and comprehensive kitchen breakfast room, comprising a range of matching wall and base units with quartz worktops, fitted dishwasher, ceramic sink inset to worktop with drainer grooves and pull-out mixer tap, cutlery drawers, fitted microwave, hidden waste storage, corner carousel cupboards, deep pan drawers, Neff double oven, integrated fridge freezer, and pull-out full length spice rack. There is a sash window to the front, a radiator and a breakfast bar.

CELLAR

Cellar Room: 3.37m x 3.9m (11' 1" x 12' 10"), Cellar/Storage Room: 4.38m x 2.97m (14' 4" x 9' 9"), Central Cellar Room: 5.12m x 3.69m (16' 10" x 12' 1") The cellar space is expansive. There is a door to a storage room and passageway to a further cellar room.

OUTSIDE

GARDEN



Delightful private garden area for use of Flat 1 only, sheltered by shrubs, bushes and a wall to the road side. Pathway to front door, outside tap, potting shed, lawn, gas meter.

GARAGE



2.95m x 4.7m (9' 8" x 15' 5") Garaging area for the apartments. The garage for Flat 1 is at the end on the right hand side when facing. There is space for one vehicle and/or storage space, with an up-and-over door. NOTE: Old asbestos roof in garage.

PARKING

There is parking available for the residents of Bretaneby on the drive, and spaces are agreed between residents by informal arrangement.

LEASE

Share of Freehold. Current lease term 140 years from 2nd May 2019 (until 2165). Service charge approx.  200 per month (covering building insurance, sinking fund, managing agent fees). No ground rent. Council tax: Band D ( 2,369.26 2025/26 figure)