



# Abbey Brewery Court

West Malling ME19 6PY

£585,000



COUNTRY HOMES



## West Malling ME19 6PY

EASY WALKING DISTANCE TO WEST MALLING HIGH STREET AND STATION | CHARACTER PROPERTY | THREE DOUBLE BEDROOMS | NEW KITCHEN, BATHROOMS & FLOORINGS | NEW GAS CENTRAL HEATING BOILER AND RADIATORS INSTALLED 2024. Nestled in the charming Abbey Brewery Court on Swan Street, West Malling, this delightful terraced town house offers a unique blend of character and modern living. Converted in 1997, the property is part of the historic old brewery opposite Malling Abbey.

This home features three generously sized double bedrooms, with a family bathroom which includes separate bath and shower and one ensuite.

The newly fitted kitchen boasts contemporary fittings and stylish flooring by Howdens, making it a perfect space for culinary enthusiasts. The property benefits from high ceilings and spacious reception rooms, including an exceptionally large dry basement with original cast iron beams from its days as a brewery.

To the front and rear of the property there are two courtyards for relaxing. You will also benefit from the garage and allocated parking space, for those who like extra storage space.

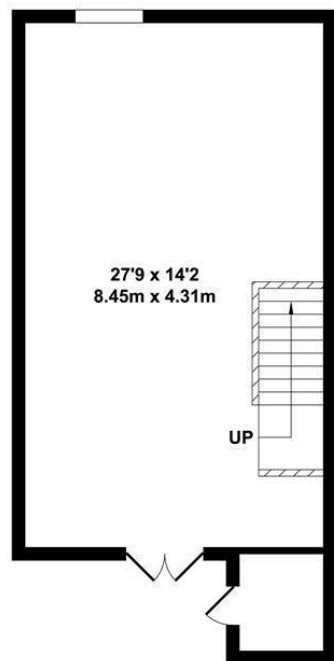
Its prime location means that the vibrant West Malling High Street is just a short stroll away, offering a variety of shops, cafes, and local amenities to enjoy.

This characterful home is perfect for those seeking a blend of modern convenience and historical charm in a picturesque setting, with easy access to West Malling Station. This property is a wonderful opportunity not to be missed.

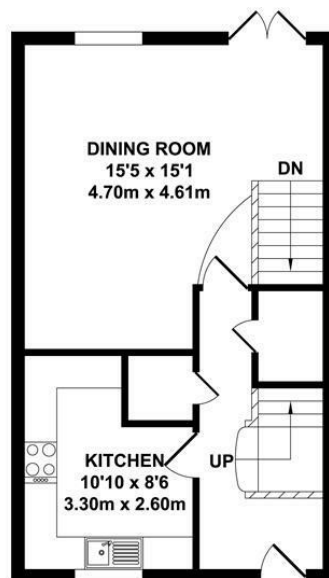
Please contact our West Malling office on 01732871111 to book your viewing.

- Character Property
- Part of the old brewery
- Central Location
- Three Double Bedrooms
- Garage + Parking
- Gated Entrance
- Brand New Kitchen + Floorings throughout
- Viewing Encouraged

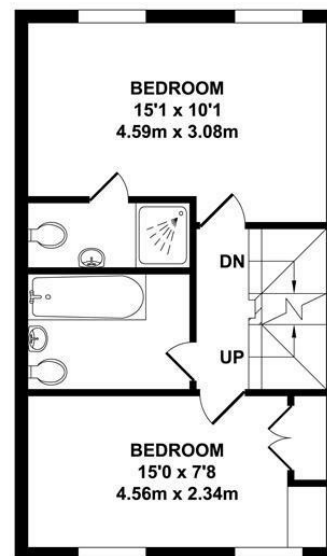




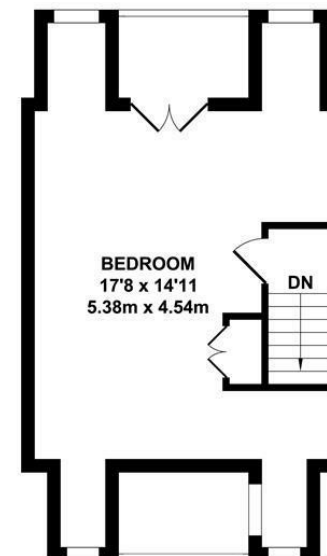
**BASEMENT**  
APPROX. FLOOR AREA  
424 SQ.FT.  
(39.42 SQ.M.)



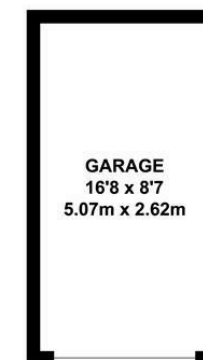
**GROUND FLOOR**  
APPROX. FLOOR AREA  
402 SQ.FT.  
(37.34 SQ.M.)



**FIRST FLOOR**  
APPROX. FLOOR AREA  
402 SQ.FT.  
(37.34 SQ.M.)



**SECOND FLOOR**  
APPROX. FLOOR AREA  
314 SQ.FT.  
(29.15 SQ.M.)



**OUTBUILDING**  
APPROX. FLOOR AREA  
143 SQ.FT.  
(13.28 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1685 SQ.FT. (156.53 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 (plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |









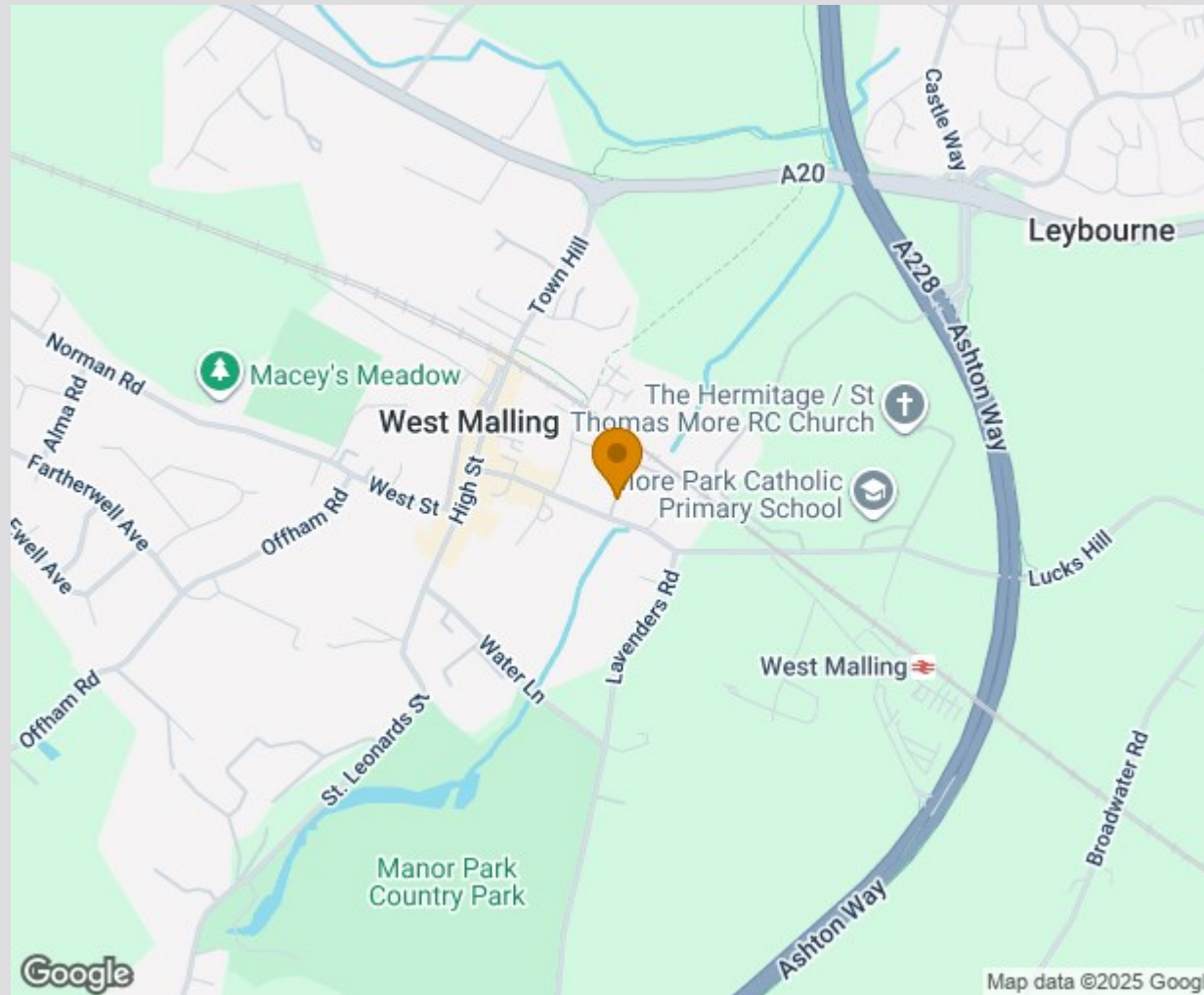


## Location Map

Tenure: Freehold

Council tax band: F

Service Charge; £200 per annum  
Review Period: Annually



TO VIEW CONTACT: 01732 87 11 11 [westmallings@khp.me](mailto:westmallings@khp.me)  
[www.khp.me](http://www.khp.me)



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