



Pearsall House Novello Close

Borough Green, Sevenoaks, TN15 8FQ Leasehold



Price Guide £299,995

Price Guide: £299,995 - £324,995. Built in 2017, this top floor two bedroom apartment is located in the sought-after Novello Close development and is within close proximity to the train station and high street.

Overview

- Modern development
- Two double bedrooms
- Allocated parking
- En-suite
- 117 year lease, £100 per year ground rent & £256 per quarter service charges
- Juliette balcony
- Family bathroom
- Short walk to Borough Green train station
- Direct lines to central London
- Would suit first time purchase or investment

Property description

This contemporary, high-specification two-bedroom apartment occupies the top floor and is a must-see for prospective buyers. Situated in a desirable and well-connected location, the property is move-in ready and offers an ideal opportunity for both homebuyers and investors. The apartment features two generously sized double bedrooms, including a main bedroom with an en-suite, along with a separate family bathroom. The spacious open-plan living and kitchen area is ideal for hosting and benefits from an abundance of natural light, enhancing the airy atmosphere. A Juliet balcony adds a touch of outdoor charm—perfect for warm days and welcoming fresh air into the space. Additional highlights include allocated parking for one vehicle and an enviable position just 0.2 miles from Borough Green village centre, offering easy access to local amenities such as shops, eateries, a train station, and a primary school.



Location

Borough Green village benefits from many local amenities: general convenience stores, small shops, cafes, library and a doctor's medical practice. The village has excellent transportation links with the M20/M25 and M2/A2 motorway networks both within easy reach and Gatwick can be reached in approximately 40 minutes. Borough Green mainline rail station has frequent services to Victoria 50 minutes, London Bridge and Charing Cross 40 and 50 minutes respectively. There are local primary and secondary schools within Borough Green and the neighbouring

villages with grammar schools at nearby Sevenoaks, and a little further afield in Tonbridge. More comprehensive shopping facilities can be found in Sevenoaks, West Malling and Bluewater at Greenhithe (30 minutes).

Viewing arrangements

Viewings are strictly by appointment only via Kings.

Directions

From our Borough Green office: Head east on Western Road/A227, continue to follow A227, turn left onto Fairfield Road. Destination will be on your right. [what3words location finder: ///later.shares.maker](#)

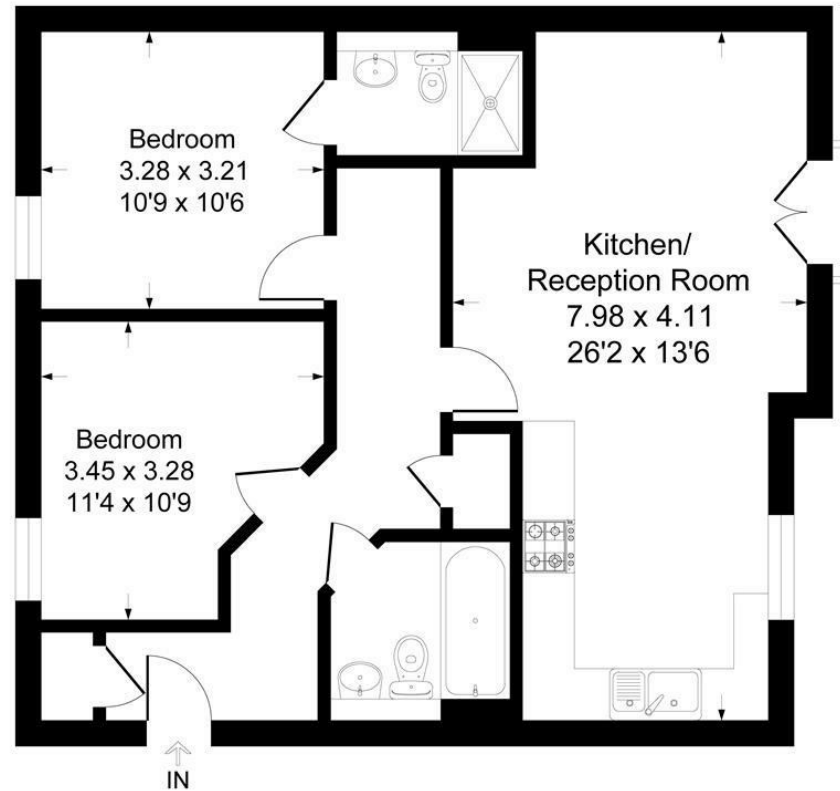
Property information

Mains gas, electric, water and drainage. EPC rated C. Council tax band C. Tonbridge & Malling council.



Novello Close, TN15

Approximate Gross Internal Area 69.2 sq m / 745 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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