



Located in a favoured central position, this ground floor garden flat is set within genuine walking distance of Sevenoaks mainline rail Station (0.9 miles) as well as a good range of doorstep amenities and local shops. A wider array of all shopping, social and leisure facilities can be found in the town centre, also within walking distance (0.8 miles). With access via its own front entrance door, the flat is considered to be well presented with scope for some modernisation. The well arranged accommodation comprises sitting room, fitted kitchen with access to the garden, spacious double bedroom and the bathroom. Externally the property benefits from driveway parking for one car immediately in front of the flat , while to the rear there is a delightful private garden area. Thought to be an ideal first time buy, the property is available with NO ONWARD CHAIN and your viewing comes highly recommended in order to fully appreciate the comprehensive nature of this flat.

## Allotment Lane

Sevenoaks, Kent, TN13 3UZ Leasehold



Guide Price £250,000

### SITTING ROOM

Front entrance door with glazed inserts, window to front, radiator, coved ceiling, fitted carpet, half door to usefully spacious understairs storage cupboard, archway to inner hall.

### INNER HALL

Fitted carpet, door to tall storage cupboard and doors to all further rooms.

### KITCHEN

Modern kitchen has part glazed rear door to private garden, tiled flooring and localised wall tiling, series of matching wall and base units set with roll top work surfaces incorporating stainless steel sink unit and drainer, integrated oven with four ring hob and overhead extractor, washing machine and fridge over freezer.

### DOUBLE BEDROOM

Spacious double bedroom has window to rear overlooking its own private garden area, radiator, coved ceiling and fitted carpet.

### BATHROOM

Heated towel rail, tiled floor and walls, white suite comprising panel bath with overhead shower attachment

and screen, close coupled wc and wash basin with integrated storage unit beneath.

### PARKING

Driveway parking for one car directly in front of the property.

### GARDEN

Private garden area accessed via the kitchen is set within a neatly fenced perimeter and laid with shingle stones with timber storage shed.

### ADDITIONAL INFORMATION

Property is Leasehold with a share of freehold we are informed. Run by Downs House Management Company Limited, there are 6 properties which contributed a total of £1,080 ( £15 pcm from each flat ) year ending 31 May 2024.

Council Tax Band C

#### Downs House, Allotment Lane, TN13

Approximate Gross Internal Area 32.9 sq m / 355 sq ft



This plan is for general 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 contents bearings before making any decisions reliant upon them.  
Produced By Plangia

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4 Station Parade, London Road, Sevenoaks, Kent,  
TN13 1DL  
T: 01732 740747

[sevenoaks@kings-estate-agents.co.uk](mailto:sevenoaks@kings-estate-agents.co.uk)

[kings-estate-agents.co.uk](http://kings-estate-agents.co.uk)

