



Mill House, Chevening Road

Chipstead, Sevenoaks, Kent, TN13

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An exceptional ground floor apartment forming part of a converted mill house and situated in the centre of the picturesque village of Chipstead. This property benefits from parking, communal gardens and swimming pool.

- Stunning presentation
- One bedroom + dressing room
- Large living room
- Working fireplace
- Modern fitted kitchen and utility space
- Stylish shower room
- Re-fitted flooring throughout
- Off street parking
- Swimming pool
- Communal gardens

THE PROPERTY

A beautifully presented ground floor apartment situated in a popular village. The current owner has completed a comprehensive renovation to include new flooring, stylish shower room, re-plastering and general decoration.

The property is entered via its own private entrance door with steps down into the entrance hall with a useful storage cupboard and doors leading off to the main living room with double aspect windows, large feature fireplace and wooden flooring. Steps lead up to the sleek modern kitchen which has been fitted with an attractive range of wall and base units with recently fitted wooden worktops running over, there is also a separate utility cupboard



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with space for the washing machine and tumble dryer.

The bedroom is positioned on the other side of the apartment and offers a tranquil and charming space with exposed wooden beams and an open arch through to the large dressing room with wardrobes running down one side. The fully tiled shower room has been well designed with modern fittings to include a large shower, vanity basin unit and heated towel rail.

GARDENS AND GROUNDS

Outside the property benefits from its own parking area and this leads on to a communal garden area ideal to enjoy in the summer months.

To the back of the property there is a good sized communal pool surround by patio with steps leading up to another area of artificial turf all perfect for a summer BBQ.

SURROUNDING AREA

The property is located in the centre of Chipstead, a picturesque village on the edge of Sevenoaks Town. There are 2 fantastic pubs in Chipstead as well as numerous shops and amenities a short walk away in Riverhead. Chipstead lake is a stone's throw away where one can partake in sailing or open water swimming.

Sevenoaks High Street is approximately 2 miles away, where one can find a further range of shops and restaurants and recreational facilities.

Sevenoaks mainline station is only 1.6 miles away (fast rail services to London Bridge, Waterloo East, Charing Cross & Cannon Street in as little as 23 minutes). Access to the M25 (junction 5) and A21 is at the Chevening interchange 0.5 miles away, which leads to the major motorway network.







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Approximate Area = 718 sq ft / 66.7 sq m

For identification only - Not to scale

TENURE

Share of Freehold.

The lease that runs alongside the Share of Freehold is 125 years from 01/09/1988.

Service Charge is currently £150 per month.

SERVICES

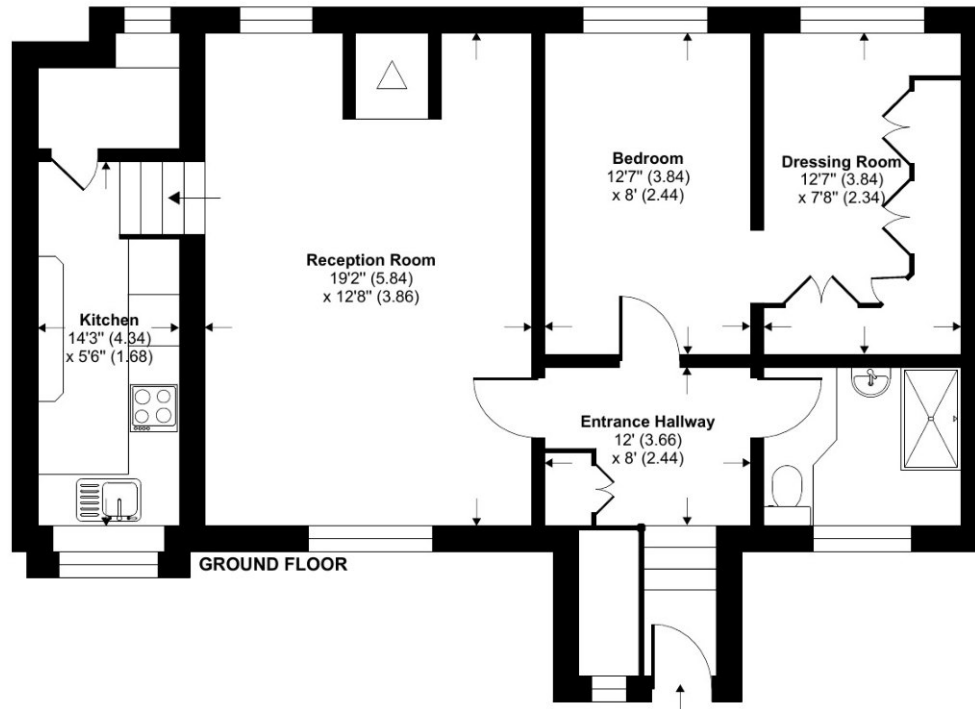
All mains services are connected.

LOCAL AUTHORITY

Sevenoaks District Council - Band E.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlc'hemcom 2021. Produced for Humberts. REF: 1011121

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