



## The Courtyard

Six Bells Lane, Sevenoaks, Kent TN13

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Modern & stylishly presented Grade II Listed apartment forming part of a period building, conveniently located for the town centre and station.

- Private courtyard garden
- Stylish, modern presentation
- One bedroom with dressing room / study
- Contemporary wet room
- Great central location close to amenities

### THE PROPERTY

This charming and attractive Grade II Listed period apartment is located on a quiet cobblestone lane in the heart of the historic part of Sevenoaks town centre. The property sits in a prime location with all the amenities of the town close at hand and with Sevenoaks mainline station located within a mile.

The home is approached via a private gate which leads you into the pretty walled garden. The main door takes you into a staggered hallway which has recessed spot lighting and wood effect flooring which flows throughout the property.

A door to the right takes you into the living / dining room which is generously proportioned.

The living area benefits from direct access to the walled courtyard garden via French doors and window side panels which let the light flood into the space. Additional skylights provide further light into the room along with recessed spotlights.



## CONTINUED.....

There is space for a dining table to seat four and a door to a pantry

The contemporary kitchen is fitted with a range of white shaker style wall and base units with a complimentary work surface running over. There is an inset stainless steel sink with mixer tap, gas hob with extractor over and integrated oven. A white brick set Metro tiled splashback completes the kitchen.

The main double bedroom has downlighters and an exposed wooden beam. Further along the hallway you find the dressing room / study which has three double fitted wardrobes and a full length mirror with inset lighting and an exposed brick wall with feature arch.

The fantastic wet room features a large shower area with glass screen, grey stone effect tiles, wall hung vanity unit with matching w.c., a large heated towel rail and extractor fan.

## OUTSIDE

The private courtyard is a real hidden gem with attractive stone paving, raised flower borders and brick built bench seating. There is plenty of room for a table and chairs making this area a wonderful spot for al fresco dining and entertaining.

## SURROUNDING AREA

Six Bells Lane is nestled on the south end of the town between the Church and the beautiful Trinity Square Gardens and is a quiet oasis just a couple of minutes walk from Sevenoaks High Street with its excellent range of shops, pubs and restaurants as well as a cinema and theatre. Knole Park, a 1,000 acre deer park and stunning stately home, is about a five minute walk away along with a number of other walks and parks in the area.



## CONTINUED...

Public transport in the area is outstanding with Sevenoaks mainline station and its fast rail services to London Bridge, Charing Cross & Cannon Street in approx. 24 minutes just 0.8 miles away from the property and a number of bus services including a commuter coach which also runs into central London.

The road network is also fantastic in the area with access to the M25 (junction 5) just 2.6 miles away at the Chevening interchange and leads to the major motorway network, Gatwick, Heathrow and Stansted International Airports, as well as the Channel Tunnel.

Further places of interest within the local area include Chartwell (Winston Churchill's former home), Ightham Mote, Hever Castle, Emmetts Garden, Penshurst Place and Sevenoaks Wildlife Reserve to name just a few.



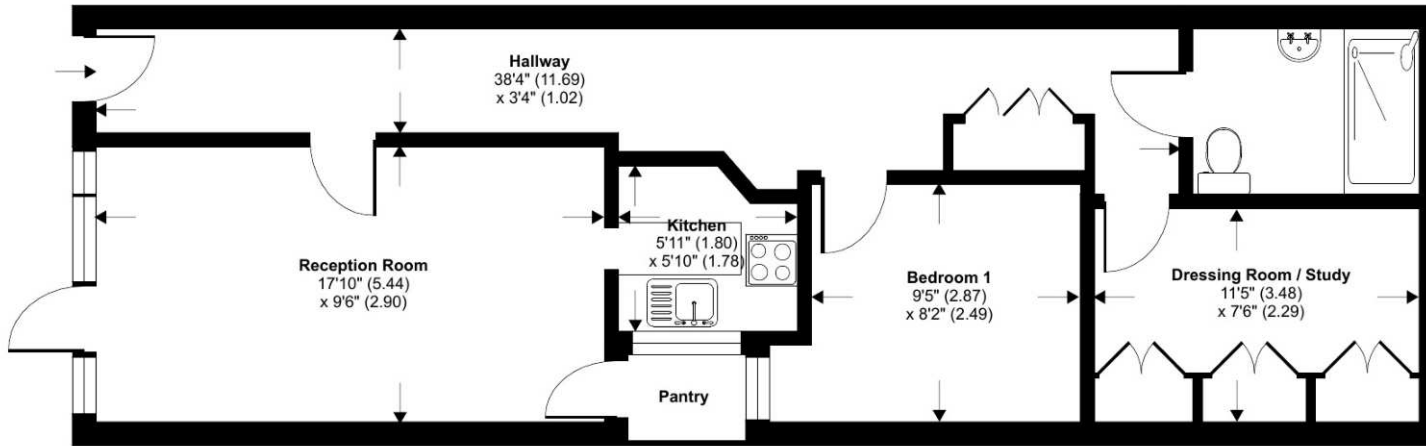




## Six Bells Lane, TN13

Approximate Area = 640 sq ft / 59.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Humberts. REF: 1088142

### TENURE

Leasehold

The lease expires on 01/01/2155. We have been told that the current ground rent is £100 per annum and the current owner has not had any demand for service charge. Contributions are made on an ad-hoc basis as and when work is required.

### SERVICES

All mains services are connected.

### LOCAL AUTHORITY

Sevenoaks District Council - Band C

### ENERGY PERFORMANCE CERTIFICATE

EPC Rating C

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