



Ibbett Mosely

8 Nevill Court, West Malling, Kent, ME19 6HZ



Rarely available is this highly popular two bedroom house, adapted for mobility and offering a fabulous location within walking distance to West Malling High Street and Mainline Train Station for those looking to London.

A great purpose built community for the over 55's who still want their own personal space and independence within easy reach of amenities. The property is to be sold with NO ONWARD CHAIN.

Offer in excess of £370,000

- Two Double Bedroom with Built in wardrobes
- Stairlift for Mobility Issues
- Conservatory
- Private Garden Looking out to a Woodland View
- NO ONWARD CHAIN
- Popular Retirement Development for Over 55s
- Garage
- Close to West Malling High Street & All its Amenities
- EPC Rating C - Council Tax Band E
- Offers in excess of £370,000

## Entrance Hall

This welcoming entrance hall features neutral carpeting, a practical stairlift fitted to the stairs for ease of access, and a convenient cloakroom including storage cupboard. It connects smoothly to the lounge and provides access to the first floor.

## Cloakroom

A practical ground floor cloakroom provides a toilet and wash basin, finished with light tiling and offering useful convenience including a large storage cupboard. Some have adapted to provide an extra shower or bath.

## Lounge

17'0" x 8'11"

The lounge is a bright and inviting space with a large window overlooking the front central green. It benefits from a traditional-style fireplace with a decorative surround, providing a cosy focal point. The room has neutral carpeting and light walls, offering plenty of room for seating and entertaining.

## Dining Room

7'11" x 7'1"

Adjoining the lounge, this dining room offers direct access to the conservatory through double doors. The space is well suited to a dining table and chairs, with views of the garden and letting in natural light.

## Conservatory

14'2" x 5'7"

This bright conservatory is accessed from the dining room and kitchen. It enjoys views over the rear garden. It provides a relaxing space with ample natural light through its glass panels and doors, which open out to the paved patio area.

## Kitchen

10'3" x 7'0"

The kitchen is a galley style with ample storage in wooden cabinetry and contrasting tiled splashbacks. It features an integrated oven and microwave, an





inset sink, and appliances including a washing machine and dishwasher. A door leads directly out to the conservatory and on to the garden.

### Bedroom 1

15'5" x 11'4"

The main bedroom is a spacious room featuring large windows, built-in triple wardrobes offering excellent storage, and neutral décor with carpeted flooring, creating a practical and comfortable space to unwind.

### Bedroom 2

12'8" x 9'5"

The second bedroom is a well-proportioned space with carpeted flooring and neutral walls. It is currently arranged as a study or home office, featuring a desk and multiple pieces of furniture with storage provided by a built in triple wardrobe, illuminated by natural light from the window.

### Shower Room

The shower room is fitted with essential fixtures including a toilet, pedestal sink, and a walk in shower with shower screen and seat for mobility. The walls are tiled in a soft beige tone, and a frosted window allows natural light while maintaining privacy.

### Rear Garden

The rear garden is a manageable size with a paved patio area that leads out from the conservatory, bordered by mature shrubs and trees providing privacy. A peaceful communal green space is accessible nearby, perfect for quiet walks or relaxing outdoors.





## Communal Garden

The property benefits from access to well-maintained communal gardens featuring expansive lawns, mature trees, and seating areas that create a welcoming and tranquil environment.

## Garage

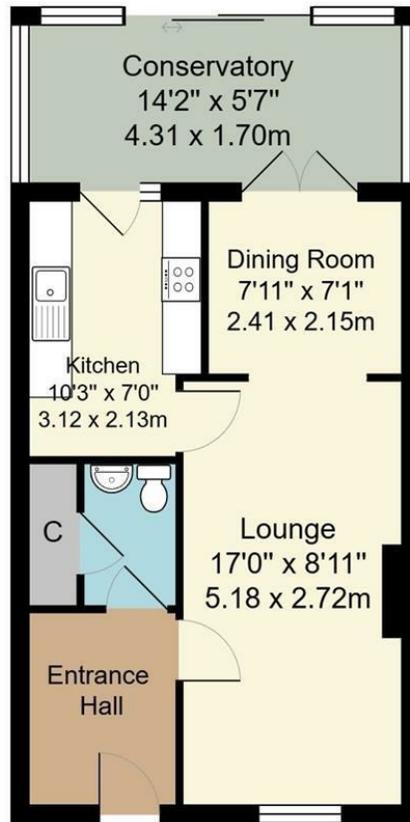
A garage is available for parking or storage, located conveniently within the development, with a traditional up-and-over door and brickwork matching the surrounding properties.

## West Malling

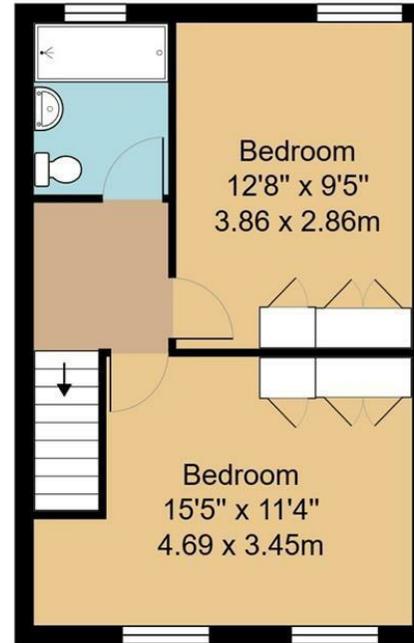
The historic market town of West Malling with a broad high street of specialist shops, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and Borough Green railway stations serve London Victoria, Charing Cross and London Bridge. Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations. There are a good number of well regarded state and independent schools in the area. There is easy access to the M20's Junction 4 which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs. There are golf courses at Wrotham Heath, Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill.



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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor



First Floor

Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating- C

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TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

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