



Ibbett Mosely

52 Town Hill, West Malling, ME19 6QN



**Sold via Secure Sale online bidding.
Terms & Conditions apply. Starting Bid
£800,000**

**A rare and fantastic opportunity to buy a
large house in the heart of West Malling
but maintaining privacy, peace and quiet.**

**In need of update and offering great
potential this home offers a potential
annexe option and would suit the multi
generation family buyer.**

To be sold with No Onward Chain

- Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £800,000
- 5 spacious bedrooms 2 bathrooms
- 3 reception rooms
- Detached 1980s house
- Two Large double garages with potential to develop
- Quiet Location
- Near West Malling station & High Street
- No onward chain
- EPC rating E - Council Tax band G
- Immediate 'exchange of contracts' available Sold via 'Secure Sale'

Entrance Hall

A welcoming hallway with a striking wooden staircase and bannister, leading to the upper floor. Neutral walls and flooring create a light and airy entrance, while a large window allows natural light to flood the space, making it feel spacious from the moment you enter the home.

Sitting Room

22'9" x 16'11"

A spacious sitting room featuring a large bay type patio doors & window that allow natural light to flood the space. A brick fireplace with a traditional mantle serves as a focal point. The room's layout nurtures a comfortable and relaxed atmosphere, ideal for family gatherings or entertaining guests. It opens to

Dining Room

13'7" x 10'1"

This elegant dining room is set apart by its traditional design. It includes a window that allows natural light to fill the room, which connects directly to the sitting room through an open archway, creating a welcoming social space.

Kitchen / Breakfast Room

18'4" x 10'11"

This modern kitchen and breakfast room offers a bright and practical space with plenty of natural light from dual aspect windows. Fitted with sleek, white cabinetry and complemented by stone-effect work surfaces, it features a large range cooker and ample space for casual dining. The tiled floor adds a contemporary touch, making this room both stylish and functional.

Utility Room

A useful utility room with fitted units, housing plumbing for washing machine and dryer. A door leads to the rear garden, and a window brings in natural light, while tiled flooring provides easy maintenance.

Study

11'8" x 6'5"

A compact study room. This room offers a quiet and practical workspace with natural light from two windows, suitable for working from home or a hobby space.

WC

A practical and well-presented cloakroom featuring a wash hand basin and WC. The room is fully tiled in light colours, maximising brightness and ease of maintenance.

Landing

The landing serves as a bright and welcoming corridor connecting the bedrooms and bathrooms. It features a large window providing natural light and is carpeted for added warmth and comfort. The elegant wood banister adds character and complements the traditional design of the home.

Master Bedroom

14'7" x 13'3"

This generously proportioned bedroom combines vintage charm with practical comfort, featuring a large window that fills the room with natural light. Soft, muted carpets and pastel tones complement the room. An alcove leads through to an ensuite, adding to the room's functionality and appeal.

Ensuite

The family bathroom features a large panelled bath with integrated jets, a separate shower cubicle, and a twin-sink vanity unit, all set against wall tiles. The pink carpet adds a retro charm to the room, while two windows provide good natural light. The bathroom is spacious and designed to accommodate the whole family comfortably.

Bedroom 2

13'5" x 11'6"

A peaceful and well-sized bedroom featuring vintage-style





furnishings in cream and soft pink hues. The room is carpeted and includes a large window allowing plenty of daylight. Ideal for children or guests, this charming space offers a cosy yet airy feel.

Bedroom 3

10'1" x 9'9"

A smaller bedroom with a traditional feel, decorated with soft patterned wallpaper. A window allows natural light to filter in, enhancing the calm and cosy atmosphere of this room, suitable as a guest room or child's bedroom.

Family Shower Room

Fully tiled room with window to the side offering a walk in shower, pedestal wash hand basin and close coupled wc.

Bedroom 4

19'1" x 12'1"

This expansive bedroom is set within a spacious attic space above the garage below, featuring a distinctive sloped ceiling with two Velux windows that flood the room with natural light. The neutral carpet complements the soft, pastel decor, creating a calm and inviting atmosphere. Furnished simply, the room offers ample floor space and built-in storage along one wall, making it both practical and comfortable for use as a master or guest bedroom.

Bedroom 5

12'1" x 10'1"

This well-sized bedroom has been tastefully decorated with cream carpets and classic furnishings. A large window brightens the space, providing a comfortable and restful environment.

Garage

16'3" x 15'0"

The exterior of the property features a large driveway with ample parking and access to two double garages. The detached garage offers additional storage or workspace with a spacious ground floor and a first-floor office area, ideal for those working from home or needing extra space for hobbies.

Office

25'0" x 12'8"

Set over the detached garage, the office provides a quiet, spacious workspace with natural light from several windows. It is a practical addition for remote working or creative pursuits, separated from the main living areas for privacy and focus. It could also be adapted utilising the garage below to become a good sized detached annexe, subject to building regulations and planning agreement.

Rear Garden

The rear garden is a generous, mature space with a large lawn surrounded by established trees and shrubs, offering privacy and a peaceful outdoor retreat. It is ideal for outdoor activities, gardening, or simply enjoying the natural surroundings.





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.

Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

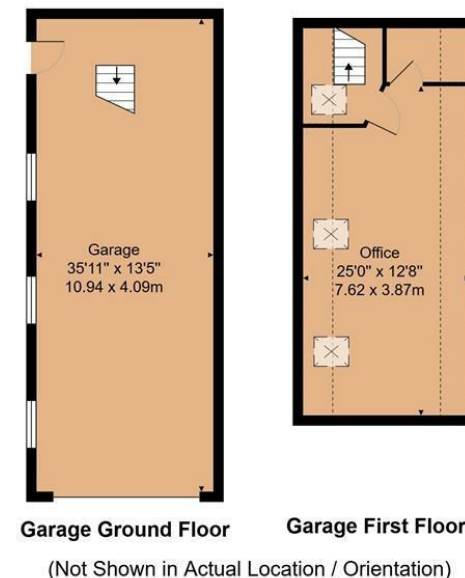
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



House Approx. Gross Internal Area 2317 sq. ft / 215.3 sq. m
Approx. Gross Internal Area 3416 sq. ft / 317.4 sq. m

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.

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EPC Rating- E

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