



Ibbett Mosely

Flat 2 Victoria Court, 25 Police Station Road,  
West Malling, Kent, ME19 6PP



A fabulous opportunity to buy a turn key, ground floor apartment walking distance to West Malling High street and mainline train station.

Modernised by its current owners and offering the desirable open plan living that most are looking for with the added advantage of its own patio garden.

Guide Price £400,000 to £425,000

- Modernised and Made Open Plan
- Own private patio garden
- Ground floor, level access
- Ensuite in master bedroom
- Over 55's Only
- Walking distance to station & West Malling High Street
- Allocated parking space
- Utility Cupboard
- EPC rating C - Council Tax Band D
- Guide Price £400,000 to £425,000

### Kitchen / Diner / Sitting Room 23'2" x 13'10"

This bright and spacious open-plan kitchen, diner, and sitting room forms the heart of the home, measuring 7.07 by 4.22 metres (23'2" by 13'10"). It features a modern fitted kitchen with sleek cabinetry and integrated appliances, complemented by a wrap around breakfast bar with a sink. The dining area comfortably accommodates a table and chairs, while the sitting space includes comfortable seating and a contemporary electric fireplace. French doors lead out to the garden, allowing plenty of natural light to fill the room and providing seamless indoor-outdoor living opportunities. The warm wooden effect flooring and recessed ceiling lights add to the inviting atmosphere.

### Master Bedroom 13'8" x 9'9"

The master bedroom offers a calm retreat with soft carpeting and a neutral, warm palette. It measures 4.17 by 2.97 metres (13'8" by 9'9") and benefits from built-in wardrobes providing ample storage. The room is well-lit by a window and features a door leading to a stylish en suite shower room with contemporary fittings and grey cabinetry.

### Bedroom 12'3" x 10'0"

This second bedroom is a tranquil space with soft carpeting and a neutral décor. It measures 3.74 by 3.06 metres (12'3" by 10'0") and includes a built-in wardrobe. A large window allows natural light to brighten the room, making it perfect for a guest room or home office.





## Bathroom

The main bathroom features a bath, toilet, and pedestal sink, with a tiled surround and flooring in neutral tones, creating a clean and fresh space for everyday use.

## Utility Cupboard

This utility room is fitted with a washing machine and a tumble dryer beneath a countertop, with ample space and plumbing for practical laundry needs. It also houses the boiler and has a neutral colour scheme for easy maintenance.

## Rear Garden

The rear garden is an attractive and well-maintained outdoor space offering a paved patio area ideal for seating and relaxing. Stone steps lead up to a raised communal section with mature planting. Beyond, a lawned garden area is bordered by mature hedges and a charming brick wall, framing the garden with traditional character and providing a peaceful setting.

## Front Exterior

The front exterior of the building presents a classic red brick façade with white window frames and a central entrance door. The property is part of a well-maintained block with a gravel driveway providing off-road parking, enhanced by mature shrubs and gardens to the sides, offering a welcoming and attractive street presence.

## 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.





Approx. Gross Internal Area 878 ft<sup>2</sup> ... 81.5 m<sup>2</sup>

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.

**Ibbett Mosely**

**Sevenoaks 01732 452246**

EPC Rating- C

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