



Ibbett Mosely

12a Darcy Court, East Malling, ME19 6AA



A fantastic modern ground floor apartment with underfloor heating and rare private gardens, a rear wrap around private garden providing two separate garden areas. Rebuilt in 2013 in an original Kent Oast style offering character with modern facilities.

A garage and additional parking for two further cars to the rear and being sold with **NO ONWARD CHAIN**.

Guide Price £350,000

- No onward chain – ready to move in
- Rebuilt oast house 2013 with Wi-Fi, new video door entry system – May 2026
- Share of the freehold benefits
- Private wrap round garden
- Ground floor, easy access for mobility
- Underfloor heating throughout including pod office
- Option to convert back into 2 bedrooms
- Close to West Malling Station and High Street
- Garage with storage and 2 parking spaces
- EPC rating C - Council Tax Band D

Hallway

The hallway provides a welcoming approach to the home with a long, carpeted corridor flanked by white walls and natural Oak wood doors. It includes an elegant archway that adds architectural interest and leads through to the sitting and dining room, creating a sense of flow within the space.

Sitting / Dining Room

19'7" x 19'5"

This charming sitting and dining room is a unique circular space in the roundel that offers a bright and airy atmosphere. Featuring multiple windows and doors that fill the room with natural light, it creates a welcoming area perfect for relaxing or entertaining. The room's shape benefits from a commissioned curved display units, which come with the property, adds a distinctive character and sense of openness to the home.

Kitchen / Breakfast Room

11'8" x 9'10"

The kitchen is a sleek and modern U-shaped space with an abundance of storage cupboards and integrated appliances, including a microwave and oven. The window above the sink allows natural light to brighten the room, complementing the neutral tones and contemporary grey work surfaces. The kitchen also includes a dining area, perfectly sized for casual meals or breakfast.

Bedroom

14'6" x 11'9"

Originally arranged as two separate bedrooms it has the opportunity to revert back to the original layout. This comfortable bedroom is spacious and well-lit, offering two windows that provide plenty of daylight. It features great modern built-in wardrobes along one wall, providing generous storage without compromising floor space. The neutral decor and soft





carpeting give the room a warm and restful feel, ideal for relaxation and sleep.

Shower Room

The shower room is a stylish and contemporary space, fully tiled with a white marble-effect finish contrasted by dark flooring. It includes a large walk-in shower with a glass screen, a wall-mounted toilet, a modern vanity unit with sink, and a heated towel rail. A window ensures natural light and ventilation, enhancing the fresh, clean feel of the room.

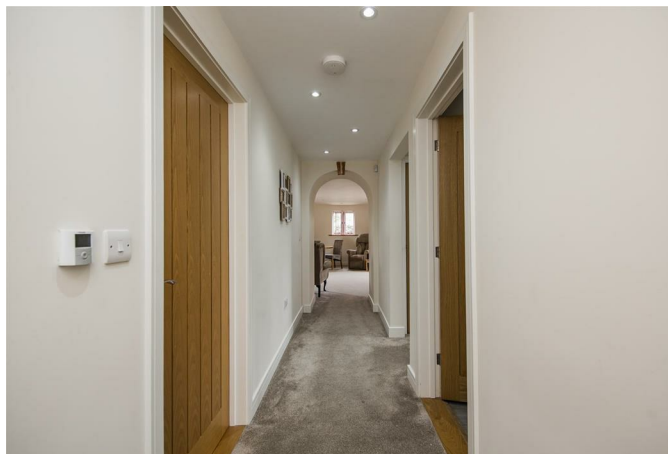
Wrap Around Garden

The fabulous enclosed front garden presents a low-maintenance lawn bordered by mature shrubs and plants, creating a private and peaceful outdoor space. There is a paved rear patio area adjacent to the home, ideal for outdoor seating or dining, with further garden space surrounded by fencing offering additional privacy and shelter. The garden has its own access from the garage and parking so is often used as an entrance to the home.

Office

9'3" x 6'3"

This purpose-built compact office comes with insulated walls and roof, double glazed windows and composite door allowing for natural light. The office benefits from underheat heating, power and BT phone socket / high speed Wi-Fi making it an ideal space for home working or study area.





Garage 14'6" x 8'4"

The garage offers a secure parking space with a sturdy door and enough room for vehicle storage. Its rectangular layout provides additional storage possibilities beyond just parking. Parking is also provided by a separate additional space to the right of the garage as seen in the pictures.

East Malling, West Malling

The olde worlde village of East Malling possesses an interesting collection of period properties and a historic church. Local amenities include a post office, schools, public houses, railway station and access to the M20 motorway about 2 miles.



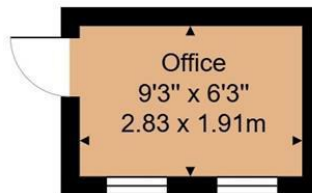
Nearby is the historic market town of West Malling with a broad high street of specialist shops, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and East Malling railway stations serve London (Victoria). Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations (Charing Cross/Cannon Street). 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.



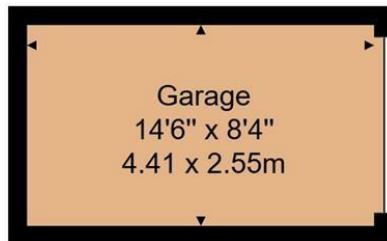
Also in close proximity are the villages of Waterringbury and Teston which between them have excellent local amenities such as post office stores, grocers, newsagents and the popular Farmers Farm Shop.

House Approx. Gross Internal Area 784 sq. ft / 72.8 sq. m

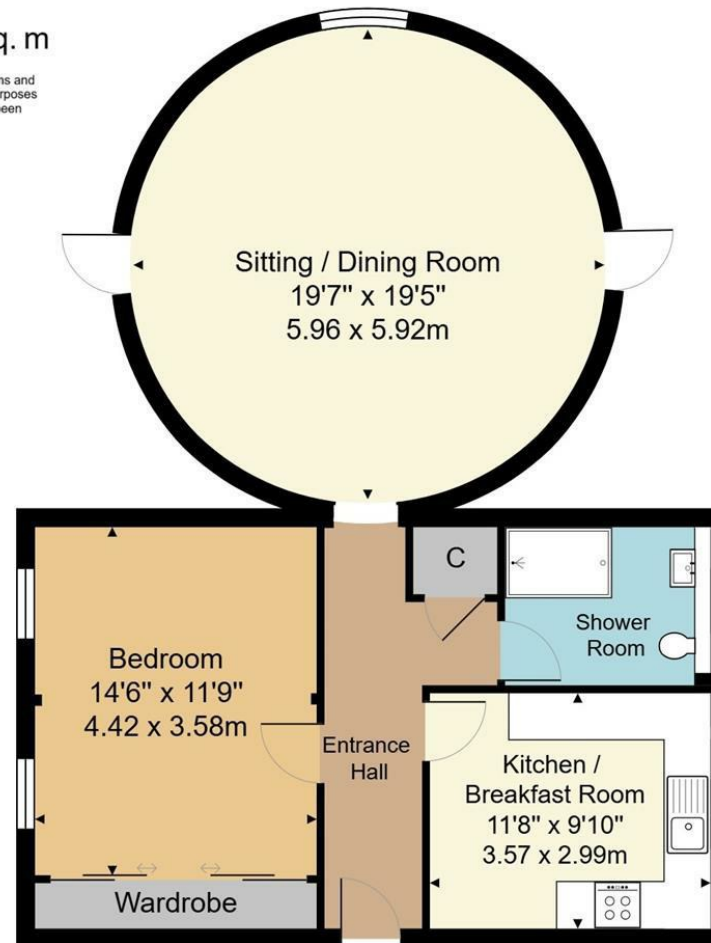
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



Area: 58 ft² ... 5.4 m²



Area: 121 ft² ... 11.3 m²



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EPC Rating- C

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