



Ibbett Mosely

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FOR SALE

COFFEE & JUICE

24 Swan Street, West Malling, ME19  
6LP



## 24 Swan Street, West Malling, ME19 6LP

A fabulous opportunity to purchase this period cottage within the heart of West Malling high street with all its convenient amenities including mainline station to London, Charing Cross and Victoria Stations.

Being Sold with No Onward chain and rarely available we would recommend that you act fast.

Guide Price £235,000 to £250,000.

- Period cottage Just off West Malling High Street
- No onward chain, move in ready
- Modernised kitchen and bathroom
- Charming courtyard garden
- Permit parking available
- Walking Distance to Mainline train station to London
- Ideal for investors, £950/month rent achieved
- Georgian semi-detached house
- Well-presented, throughout
- EPC rating E - Council Tax Band B



Well positioned in the heart of West Malling High Street, this delightful semi-detached Grade 2 listed Georgian cottage on Swan Street offers a perfect blend of period character with modernised convenience. The property features a well-proportioned reception room that exudes warmth and charm, ideal for both relaxation and entertaining.

The cottage boasts a thoughtfully modernised kitchen and bathroom, ensuring that you can enjoy contemporary living while still appreciating the historical essence of the home. The one-bedroom layout is perfect for individuals or couples seeking a cosy retreat in a vibrant community.

Step outside to discover a lovely courtyard garden, a private outdoor space that invites you to unwind with a book or enjoy al fresco dining. The property also benefits from permit parking, making it convenient for residents and visitors alike.

With no onward chain, this home is ready for you to move in to and start your new chapter. Its prime location means you are just a short stroll away from local amenities and mainline train station, providing easy access to nearby towns and cities. For investors, the property presents an attractive rental opportunity, with an estimated value of approximately £950 per month being achieved with high demand.

This beautiful period cottage is not just a home; it is a lifestyle choice in a picturesque setting. Do not miss the chance to make it yours.

### Living room 11'7 x 8'8

This living room is a cosy space filled with natural light from a window to the front. It features a distinctive red fireplace that adds a touch of character to the neutral walls and carpeted floor. Built-in shelving provides practical storage and display space, enhancing the room's functionality while maintaining a welcoming atmosphere.



### Kitchen 11'3 x 9'

The kitchen is thoughtfully designed with white cabinetry and grey countertops that offer plenty of workspace. It has a practical layout with a door and window overlooking the courtyard garden, bringing in natural light. The flooring is finished with a durable grey tile effect, complementing the clean, fresh feel of the space.

### Bedroom 12'3 x 11'8

A bright bedroom with neutral walls and soft carpeting creates a tranquil retreat. A sash window allows daylight to illuminate the space, while the original wooden beams on the wall add character and a touch of rustic charm. The room's simplicity provides a versatile canvas for personal decoration.

### Bathroom 8'6 x 8'4

This bathroom offers a practical layout with a white suite including a bathtub with a shower attachment and shower screen, a pedestal sink, and a toilet. The window provides natural light, and there is space for a washing machine which will remain, all set against a neutral palette with light flooring and white tiled walls around the bath.

### Courtyard garden

The courtyard garden is a private and low-maintenance outdoor space with artificial lawn and a paved area. It is enclosed by brick and stone walls, providing a sheltered feel. There is enough room for outdoor seating, making it an ideal spot for relaxing or al fresco dining. A shed is also provided for additional storage and access is given to the rear.

### Front exterior

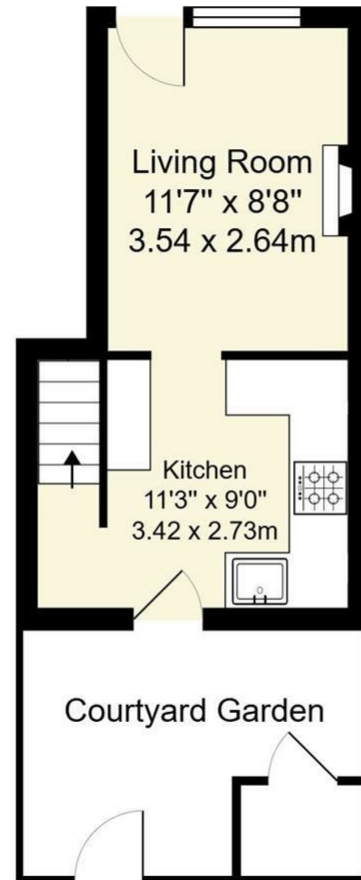
The front exterior of the house is charming with its traditional timber boarding and brickwork under a

tilled roof. Mature shrubs frame the entrance, enhancing the house's welcoming character and adding privacy from the street.

### 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.





**Ground Floor**



**First Floor**

Approx. Gross Internal Area 484 sq. ft / 45 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.

**Ibbett Mosely**

**West Malling 01732 842668**

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