Ibbett Mosely

bett Mosely

London Road, Westerham, TN16 1DN

Offers In Excess Of £250,000 Leasehold

One of seven individually designed homes in a stunning conversion of a former Victorian school. This first floor studio apartment retains many of the original features of the building including high ceilings which blend perfectly with the modern finish

- Open Plan Bed/Sitting Room with Bespoke Fitted Kitchen
- New Flooring Throughout
- New 999 Year Lease from 1st of January 2026
- Bathroom
- Allocated Parking Space
- Peppercorn Ground Rent
- Gas Central Heating
- Communal Gardens
- Annual Service Charge (To be Finalised)

This newly converted apartment offers a perfect blend of modern living and convenience. With its contemporary design and high-quality finishes, this property is ideal for those seeking a stylish and comfortable home.

LOCATION

Westerham is situated on the A25 between the larger towns of Oxted to the west and Sevenoaks to the east. Within the town there is a wide selection of shops including two small supermarkets, there is a doctors surgery, library, primary school and day nursery. The Green, with it's statues of Sir Winston Churchill and General James Wolfe is an attraction for visitors and locals enjoy the fete's and festivities that are held on a regular basis. There are sporting and recreational facilities in the area including Golf at the Westerham Club.
Bus connections from the town to Oxted and Sevenoaks both with a wider choice of shops and stations to London. M25 from junctions 5 and 6.

GROUND FLOOR

An arched door with external lantern light and entry phone opens to a communal entrance hall.

COMMUNAL ENTRANCE

With inner hallway with carpeted flooring and electric heater. Stairs to the first floor landing.

FIRST FLOOR

LANDING

With fitted carpet and doors to apartments 6 and 7.

OPEN PLAN BED/SITTING ROOM WITH BESPOKE FITTED KIT

An attractive room with vaulted ceiling with some exposed timbers, part sloping ceilings, radiators and bespoke fitted kitchen with Bosch appliances.

BATHROOM

With enclosed bath with mixer tap and shower attachment, w.c. and hand basin. heated towel rail incorporating a radiator, extractor fan ad store cupboard.

OUTSIDE
Allocated parking space and communal gardens.

SERVICES
Mains gas, water, electricity and drainage.

COUNCIL TAX
Sevenoaks District Council - Band B

THE LEASE
A new 999 year lease from the 1st of January 2026 with a peppercorn ground rent.

SERVICE CHARGE
There will be an annual service charge to include buildings insurance.
Details will be made available as soon as they have been agreed by the client.

ROUTE TO VIEW
Leave Westerham on the A233 (London Road) towards Bromley. The development will be found on the left just after South Bank and the Zebra Crossing.

EPC Rating- C

Flat 7, The Old School

First Floor
Approximate Floor Area
447 sq ft
(41.50 sq m)

Approximate Gross Internal Area = 41.50 sq m / 447 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Ibbett Mosely

Westerham 01959 563265

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