

Ibbett Mosely

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# High Street, Brasted, Kent, TN16 1JE

## Asking Price £495,000 Leasehold - Share of Freehold

**Brasted Court is a select development of eight apartments built in the late nineteen hundreds in the grounds of Brasted Place which is a magnificent Grade 1 Listed Mansion designed by the celebrated Architect Robert Adam in 1784.**
**Number 6 Brasted Court is a spacious self contained ground floor apartment and enjoys the use of the communal gardens and grounds of both Brasted Court and Brasted Place.**

- Bedroom One with En-Suite Bathroom
- Bedroom Two
- Bedroom Three/Study
- Shower Room
- Living Room
- Dining Room
- Kitchen
- Gas Central Heating
- Double Glazing
- Single Garage with Parking in Front

* FOR SALE FREE OF CHAIN *
Brasted Court comprises eight two and three bedroom apartments with communal hallways each serving four apartments.
Approached off the High Street up a private drive through electric security gates to a visitors parking area to the garages and then down steps to a courtyard off which the apartments are accessed.
The property has pleasing brick elevations with small balconies to the first floor apartments under a slate tiled roof.

### LOCATION
Within the village you will find a general stores, a gastro pub, a tea rooms and various antique businesses and more specialist shops, there is also a medical practice. Sundridge & Brasted Primary School and Radnor House Independent School are both just over a mile away with other state and private schools available in the surrounding villages and towns.
Sevenoaks is about four miles with a wider choice of shops and station to London, there are sporting and recreational facilities in the area including Westerham Golf Club.
Junction 5 of the M25 is easily accessible, being about two miles away.

### GROUND FLOOR
Entry phone system adjoining the entrance door which opens to a carpeted communal hall, with meter/store cupboard and front door to the apartment.

### HALL
With radiator, entry phone, and cloak cupboard.

### DINING ROOM
With serving hatch to the kitchen, radiator, double glazed window, wall light points, steps down to the sitting room.

### SITTING ROOM
With two radiators, double glazed double doors to the front and back patios', double glazed window to the side, wall light points, and fireplace with fitted coal effect gas fire.

### KITCHEN
Fitted with a range of base and wall units, built in appliances including fridge/freezer, washing machine, hob, oven and extractor. Cupboard with Worcester gas boiler for central heating and hot water. Terracotta tiled flooring, part tiled walls, and double glazed window.

## BEDROOM ONE
With radiator, double glazed windows, built in wardrobe cupboards and lockers to corner bay.

## EN-SUITE BATHROOM
With enclosed bath, separate shower cubicle, w.c., bidet, and hand basin. Radiator, double glazed window, shaver socket and tiled walls.

## BEDROOM TWO
With radiator, doble glazed window, and fitted wardrobe cupboards.

## BEDROOM THREE
With radiator, double glazed window, and fitted wardrobe cupboard.

## SHOWER ROOM
With walk in shower cubicle, w.c., and had basin. Radiator, linen cupboard with radiator, tiled walls, and wall mirror

## OUTSIDE
SINGLE GARAGE with electric door and parking for one further vehicle to the front. There is a visitors parking area. The communal gardens and grounds for Brasted Court and Brasted Place extend in total to about eight and a half acres and form a delightful parkland setting for the properties. There are wide expanses of lawns, specimen trees and shrubs and an orchard.

## THE LEASE
We are advised that the lease is for a period of 999 years from the 1st of January 1996.
The freehold of Brasted Court is owned by the eight owners in equal shares.
No ground rents are payable.

## SERVICE CHARGES
Their are annual service charges payable, regarding Brasted Court and there is a second service charge regarding Brasted Place Estate.
Copies of the 2024 accounts for Brasted Court and the 2025 accounts for Brasted Place are available on request.

The service fees for 2026 are:
Brasted Estate - £1,544.81 payable by each of the 17 properties - This is for maintenance/gardening - covering the grounds from the gated entrance and to the rear of Brasted Place.
Brasted Court - £3,412.50 payable by the 8 apartments in Brasted Court and also a payment of £1,000 each into the reserve fund. These charges cover building insurance, communal water and lighting, exterior painting, exterior maintenance to roofs and gutters, gardening, plants and window cleaning.
The 2025 accounts for Brasted Court have not as yet been finalised.

## SERVICES
Mains gas, water, electricity, and drainage.

## COUNCIL TAX
Sevenoaks District Council - Band 'G'

## ROUTE TO VIEW
From Westerham proceed on the A25 towards Sevenoaks, Brasted will be the first village that you enter having left Westerham. Continue through the village turning right just after the White Hart Pub/Restaurant into The Carriageway. Continue up the drive, after the electric gates take the first turn into a private drive leading to Brasted Court and park in the visitors parking area.










EPC Rating- C

# High Street, Brasted




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Ground Floor
Approximate Floor Area
1149 sq ft
(106.69 sq m)

Garage
Approximate Floor Area
161 sq ft
(14.92 sq m)

Approximate Gross Internal Area (Excluding Garage) = 106.69 sq m / 1149 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.


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**Westerham 01959 563265**

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