

Ibbett Mosely

21 The Sidings, Dunton Green, Sevenoaks, Kent, TN13 2YD







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Freehold Duplex situated within walking distance to Dunton Green station offering vacant possession.

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- BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- Approximately 800 sq ft of accommodation across two floors
- Two bedrooms plus an additional ground-floor room with potential for a third bedroom
- Estimated rental income of £1,850–£1,900 per calendar month
- Freehold property with no ground rent payable
- Ground-floor shower room and WC replaced 2026
- Boiler installed approximately two years ago
- Less than a minute walk to Dunton Green station
- Convenient connections to London and Oyster card acceptance
- Large Tesco supermarket and local amenities nearby

With an estimated rental income of £1,850–£1,900 per calendar month, equivalent to £22,200–£22,800 per year, the property offers an attractive opportunity for buy-to-let investors.

The additional ground-floor room provides the potential for a third bedroom, while the generous living space also makes the property a great option for owner-occupiers who want more room without compromising on location.

PROPERTY SUMMARY

For sale via our online auction.

This freehold duplex offers approximately 800 sq ft of living space across two floors, with two bedrooms and an additional ground-floor room currently used as an office, offering potential for a third bedroom. With an estimated rental income of £1,850–£1,900 per calendar month, the property is a great opportunity for investors, first-time buyers, families or anyone looking for a spacious home in the sought-after Sevenoaks area.
The property offers a flexible layout, recent improvements and excellent transport links, making it suitable for a wide range of buyers. It is also mortgageable, subject to individual lender criteria, with no ground rent payable.

PROPERTY DESCRIPTION

The ground floor features a spacious dual-aspect reception room with a separate dining area, providing plenty of room for relaxing and entertaining. The adjoining kitchen offers ample worktop space, an integrated gas hob, electric oven and space for additional appliances.

There is also a separate ground-floor room currently used as an office, which could potentially be used as a third bedroom, subject to suitability and any necessary requirements. This adds flexibility to the property and makes it particularly appealing to buyers who need extra space.

The ground floor also benefits from a separate shower room and WC, both replaced this year. Upstairs, there are two bedrooms, including a good-sized main bedroom with a built-in wardrobe, alongside a family bathroom with a bath and overhead shower.

Further improvements include a boiler installed approximately two years ago and replacement carpets, meaning several key areas of the property have already been updated.

PARKING AND LOCATION

Although the property does not have a garden, it benefits from its own private entrance and access to residents' parking,

with plenty of parking spaces available within the development.

Located in the popular Dunton Green area of Sevenoaks, the property is particularly well positioned for commuters. Dunton Green station is approximately a 45-second walk away, offering convenient rail connections into London, with Oyster card acceptance making travel even easier.

A large Tesco supermarket and a range of local shops and amenities are also nearby, making everyday essentials easily accessible.

A rare opportunity to purchase a spacious and versatile property in the sought-after Sevenoaks area. With flexible accommodation, the potential for a third bedroom, recent improvements and strong rental prospects, this property offers something for a range of buyers, whether you're looking for your next home or a buy-to-let investment.

AUCTION NOTES

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. Please be aware that any inquiry, bid or viewing of the subject property will require your details to be shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively. This auction lot is being sold either by, conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents website.

Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification and identity process in accordance with Anti Money Laundering procedures.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the lot subject to any special conditions detailed in the legal pack. The deposit will be a contribution to the purchase price. A non-refundable reservation fee may also be payable upon agreement of sale (Details of which can be obtained from the auctioneers website). The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe it necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



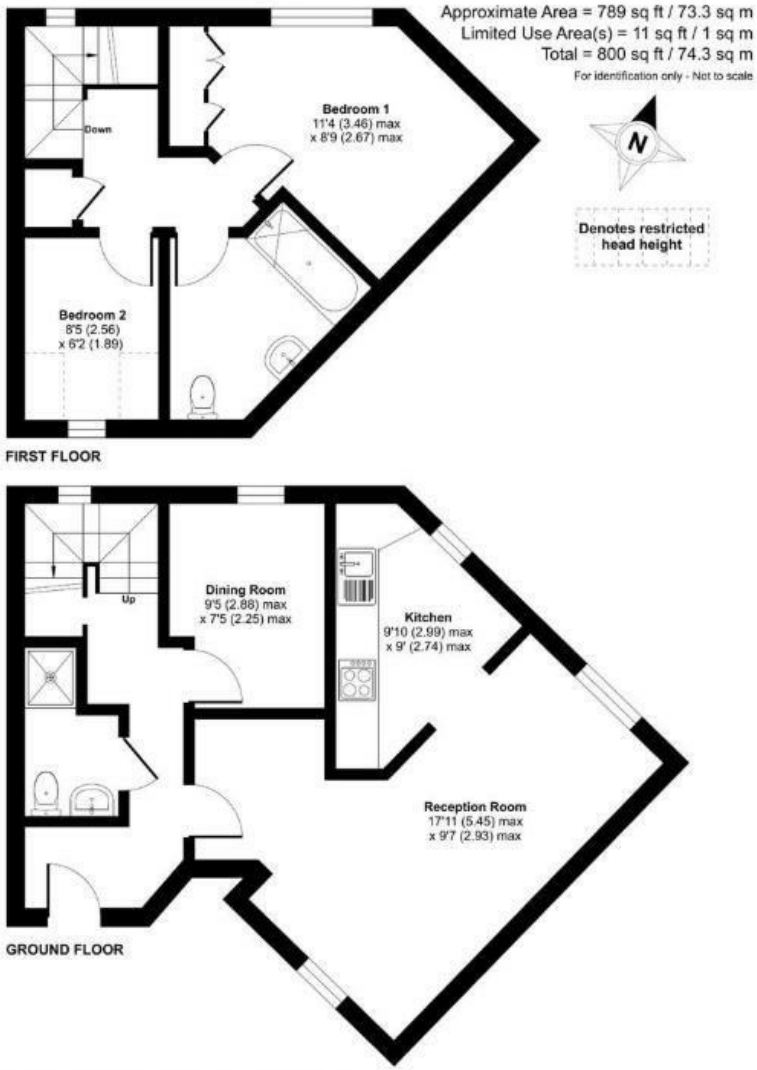






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Approximate Area = 789 sq ft / 73.3 sq m
Limited Use Area(s) = 11 sq ft / 1 sq m
Total = 800 sq ft / 74.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Mooved REF: 1327103

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EPC Rating- C

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