



Ibbett Mosely

4, Victoria Cottage School Lane, West Kingsdown, Kent, TN15 6JN



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Being sold via Secure Sale online bidding. Terms & Conditions apply. **STARTING PRICE £250,000**

- Attractive period end-terrace home
- Convenient location
- Ideal for outdoor living
- Vacant possession with no onward chain
- Entrance Porch
- Character features including exposed beams and fireplace to sitting room
- Lovely rear garden
- Kitchen/ Breakfast Room
- Bright and spacious double bedroom
- Off-road parking

This end-terrace period cottage, offering a charming blend of traditional character and modern comfort. Set within a desirable and well-connected location, this well-maintained home is ideally suited to first-time buyers, downsizers or professionals seeking a peaceful property with excellent access to local amenities and transport links. Offered to the market chain free.

The property is accessed via a small entrance porch leading into a warm and inviting living area. This charming space retains a wealth of character, including exposed beams and a feature fireplace, creating a cosy and homely atmosphere ideal for relaxing or entertaining.

To the rear, the kitchen/diner provides a practical and well-proportioned space for cooking and dining, with direct access to the garden, making it well suited for both everyday living and social occasions.

To the first floor, the property offers a generously

sized double bedroom, filled with natural light and providing a comfortable and peaceful retreat. The bathroom is well presented and fitted with a modern suite, completing the internal accommodation.

Externally, the standout feature of this home is the substantial private rear garden, offering a combination of patio and lawn areas. This generous outdoor space is ideal for relaxing, gardening or entertaining guests. To the front, the property benefits from off-road parking, adding further convenience.

The property is well positioned close to a range of local shops, amenities and transport connections, providing excellent accessibility while still maintaining a peaceful residential feel. This combination of character, outdoor space and convenience makes it a rare and appealing opportunity.

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.

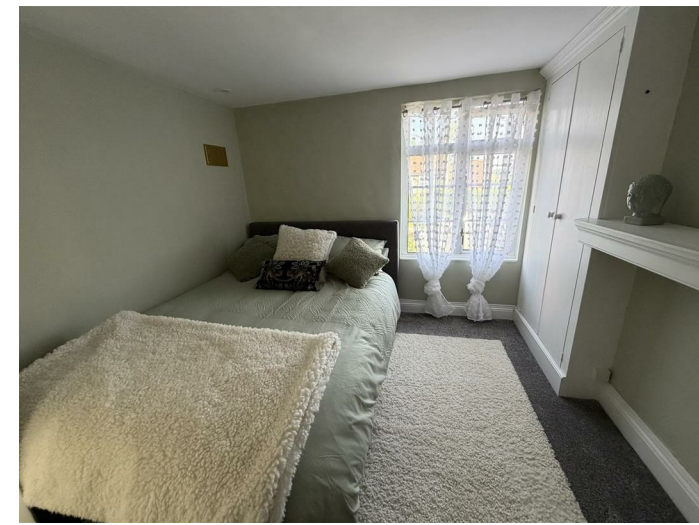
Auctioneers Additional Comments

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

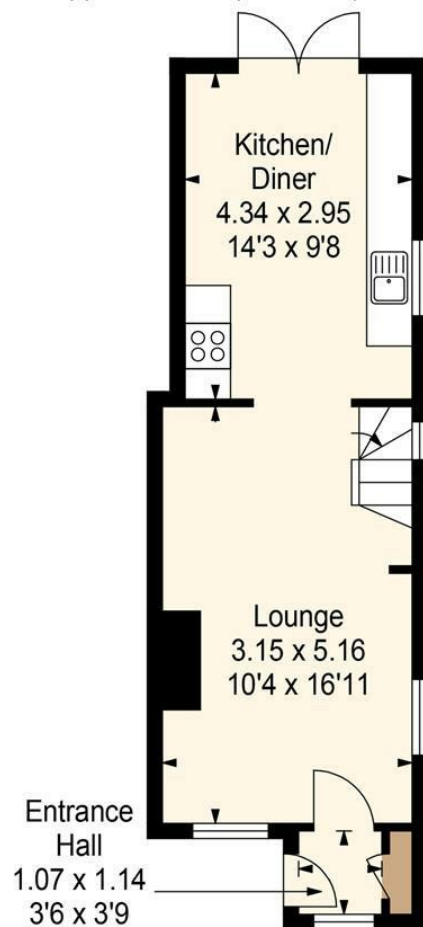
detailed in the legal pack. The deposit will be a contribution to the purchase price. A non-refundable reservation fee may also be payable upon agreement of sale (Details of which can be obtained from the auctioneers website). The Reservation Fee is in addition to the agreed purchase price and consideration 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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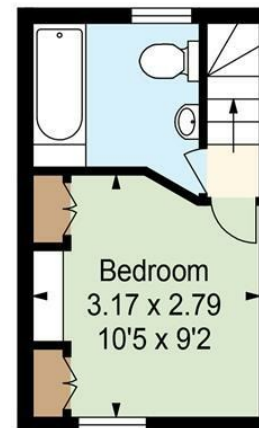
Ground Floor

Approx. 30.6 sq. meters (329.4 sq. feet)



First Floor

Approx. 16.9 sq. meters (181.4 sq. feet)



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Sevenoaks 01732 452246

EPC Rating-

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