



Flat 5 Chart Lodge Seal Chart, Sevenoaks, Kent, TN15 0ES

Guide Price £550,000 - £600,000

Jack Charles
Estate Agents

Sales & Lettings

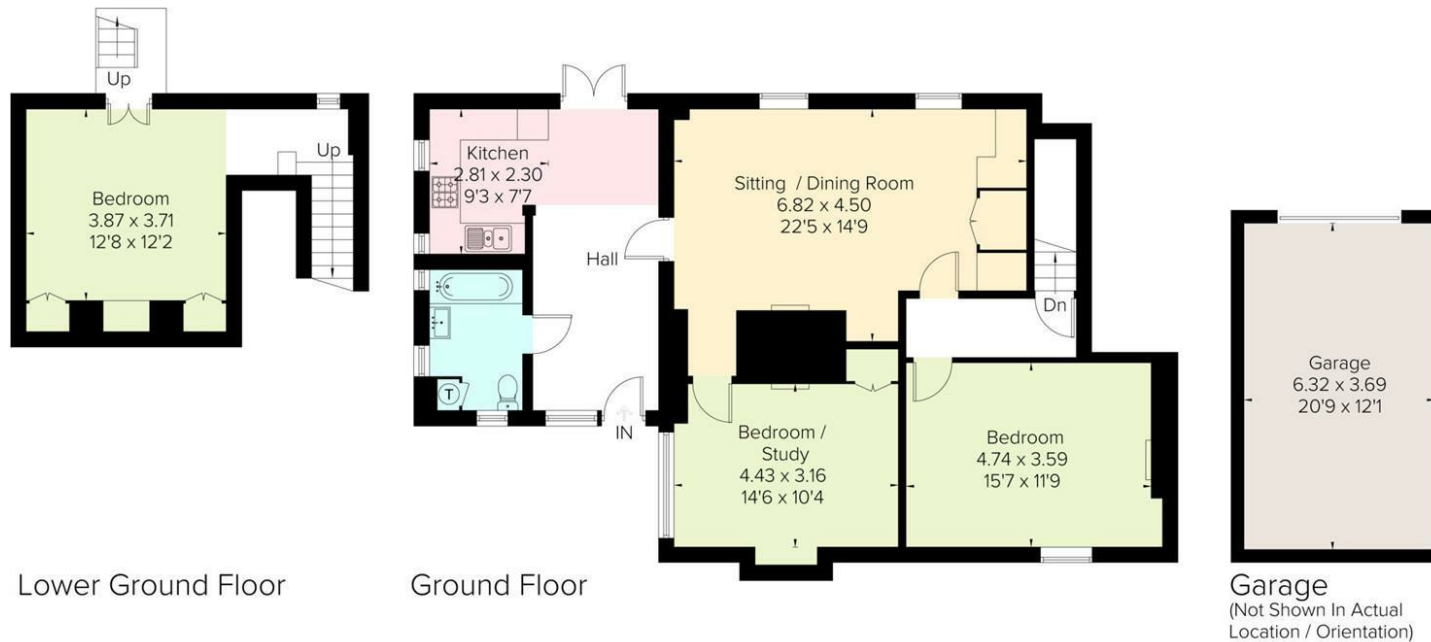
- Guide £550,000 - £600,000
- Large Living Room
- Kitchen

- Three Bedrooms
- Stunning Location
- Communal Gardens

- Duplex Apartment
- Bathroom
- Share Of Freehold

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

Approximate Floor Area = 121.9 sq m / 1312 sq ft
 Garage = 23.3 sq m / 251 sq ft
 Total = 145.2 sq m / 1563 sq ft
 Including Limited Use Area (0.7 sq m / 7 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 266339

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To Be Sold

Jack Charles are delighted to offer for sale this wonderful well presented apartment situated within Chart Lodge the property benefits from its own front door and has direct access to a secluded patio and the extensive mature communal gardens.

The accommodation is spacious and extends to 1,312 sqft, comprising an entrance hallway, open plan kitchen with integrated appliances and a breakfast bar, bathroom, good sized sitting/dining room with polished floorboards, large sash windows with built in shutters, fitted storage and a feature fireplace, two double bedrooms on the ground floor. The rear hall offers a staircase that leads down to a third bedroom on the lower ground floor.

Chart Lodge is approached via a sweeping gravelled driveway, which leads to visitor parking and a turning area, here you will also find the property benefits from 2 lockable garages. The property is set within delightful gardens comprising south facing level lawns, featuring topiary, a Yorkstone terrace, a variety of trees and shrubs, woodland, a formal rose garden and vegetable plots. There is also a separate outside storage block with space allocated for each property.

Location

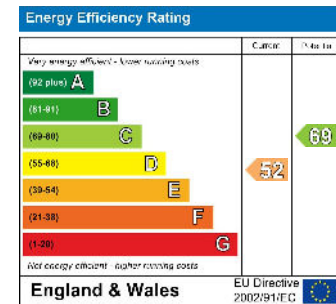
Chart Lodge is situated on Seal Chart in an Area of Outstanding Natural Beauty.

- Shopping: Seal approx. 1.9 miles, Kemsing approx. 3.7 miles, with village shops including butchers, pubs and restaurants. Sevenoaks (town centre) 4.3 miles, with extensive shopping.

- Mainline rail services: Sevenoaks (London Bridge, Cannon Street, Charing Cross.), Kemsing (Victoria, Ashford International), Otford (Victoria, Blackfriars, Ashford International) www.nationalrail.co.uk.

- Schools: Excellent private, grammar and state education opportunities are available at all levels. www.kentpages.co.uk/education.

- Leisure Facilities: Sevenoaks Leisure Centre, numerous golf & tennis clubs. There are also extensive woodland walks immediately accessible from the property.





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