



Ibbett Mosely

The Meadow Rushetts Road, West Kingsdown, Sevenoaks, TN15 6EY

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Exceptional 6-Bed Detached Family Home | Approx. 2,400 sq ft | Chain Free | Sold via Secure Sale Online Auction

- Immediate 'exchange of contracts' available with Chain Free Sale
- Being sold via 'Secure Sale'
- Exceptional Detached Family Home extending to approximately 2,400 sq ft
- Versatile accommodation currently arranged as Six Bedrooms
- Four Bathrooms
- Extended and modernised to an exceptional standard throughout
- Energy-efficient home with owned solar panels (vendor informs)
- Ample Off-Street Parking
- Large Patio and Predominantly Lawn Rear Garden
- Private Road Location

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £750,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

SUMMARY

This property presents an excellent opportunity to acquire a substantial detached family residence extending to approximately 2,400 sq ft. Occupying a private road position and offered with no onward chain, the property has been extensively renovated and modernised throughout, creating a spacious and highly versatile home suitable for large and multi-generational families.

The accommodation is currently arranged as six bedrooms and four bathrooms, together with an impressive 22ft living room opening onto a recently fitted kitchen. Externally, the property benefits from ample off-street parking and a generous rear garden

incorporating a large patio and lawned areas.

The vendor advises that the property has benefited from significant energy-efficiency improvements, including owned solar panels, triple and double glazing with shutters to most rooms.

LOCATION

West Kingsdown offers excellent access to local amenities, schools, Brands Hatch, major motorway networks including the M20, M25 and M26, and mainline rail services from nearby Eynsford and Borough Green stations, providing convenient connections into London.

AUCTIONEER NOTES

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as "The Auctioneer".

This auction lot is being sold either under Conditional (Modern) or Unconditional (Traditional) auction terms and overseen by The Auctioneer in partnership with the marketing agent.

The property is available to view strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agent or via The Auctioneer's website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between the Marketing Agent and The Auctioneer to ensure all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid on any property marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti-Money Laundering regulations. Bids may be submitted at any time and from anywhere.

The advertised price is commonly referred to as a "Starting Bid" or "Guide Price" and is accompanied by a "Reserve Price". The Reserve Price is confidential to the seller and The Auctioneer and will typically be within a range above or below 10% of the Guide Price/Starting Bid. These prices are subject to change.

An auction can be closed at any time, with The Auctioneer permitting the property (the lot) to be sold prior to the end of the auction period.

A Legal Pack associated with this property is available upon request and contains details relevant to the legal documentation, enabling interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyer's obligations and seller's commitments. It is strongly recommended that purchasers seek independent legal advice before proceeding.

Auctioneer's Additional Comments – Fees

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 equivalent to 5% of the purchase price. The deposit will form part of the purchase price.

A non-refundable Reservation Fee of up to 6% including VAT (subject to a minimum of £6,000 including VAT) will also be payable upon agreement of sale. The Reservation Fee is in addition to the purchase price, and prospective purchasers should take this into account when considering the overall cost of acquisition, including any Stamp Duty Land Tax liability.

Both the Marketing Agent and The Auctioneer may, where appropriate, pass customer details to third-party service providers and may receive a referral fee. There is no obligation to use any recommended supplier or service.



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Sevenoaks 01732 452246

EPC Rating-

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www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property. ver 3.0.

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