An enchanting Grade II listed Period cottage in the heart of Shoreham Village, in need of modernisation and improvement.

This property is for sale by Clifton & Co powered by iam-sold Ltd.

FRONT
Fenced. Mature shrubs. Rendered front elevations under a Kent peg tiled roof with twin front dormers.

HALL
Part glazed door to front. Radiator. Under stairs storage. Stairs to top floor. Wall light.

KITCHEN
Wall base and drawer units, work tops with inset ceramic sink. Space for oven and dishwasher and washing machine. Part tiled walls. Open plan to conservatory.

CONSERVATORY
Sliding doors to rear patio. Door to bathroom. Radiator.

SITTING ROOM

DINING ROOM
Window to side. Radiator. Carpet as fitted.

BATHROOM

FIRST FLOOR
Master Bedroom with views over the garden and fitted wardrobes. Three further good sized bedrooms

GARDEN
Sunny and secluded. Fully fenced. Patio area. Mature shrubs. Lawn and flower borders.

DIRECTIONS
From our Clifton & Co office in Otford Village proceed to the roundabout and take the first exit onto Station Road/A225. Continue to follow A225, turn left into Station road, Station road turns left and becomes Church Street. Turn right onto High Street and right again onto Mill Lane, the property is located on the right hand side. Situated in a no through lane which leads down to the River Darent.
AUCTIONEER’S COMMENTS
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 3.6% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.
Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.
The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.
Referral Arrangements
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit, you are under no obligation to use any of these services and you should always consider your options before services are accepted.
Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

EDUCATION
Please check with the local authority as to catchment areas and intake criteria.

COUNCIL TAX
We are informed this property is in council tax band E you should verify this with Sevenoaks Borough Council on 01732 227000.

TENURE
The vendor advises us that this property is Freehold. Should you proceed with the purchase of the property your solicitor must verify these details.

APPLIANCES/SERVICES /MEASUREMENTS
The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order. All measurements are approximate and therefore may be subject to a small margin of error.

OPENING HOURS & VIEWING
Monday to Saturday 9am - 6pm
Strictly via Clifton & Co on 01959 588999
Approximate Gross Internal Area = 1166 sq ft / 108.3 sq m

Ground Floor
- Garden: 26.67 x 7.42
- Conservatory: 2.80 x 2.59
- Kitchen: 2.67 x 2.39
- Dining Room: 4.09 x 3.02
- Living Room: 3.73 x 3.15

First Floor
- Bedroom 1: 3.33 x 2.72
- Bedroom 2: 4.09 x 2.84
- Bedroom 3: 3.00 x 2.51
- Bedroom 4: 5.31 x 3.02

Illustration for identification purposes only, measurements are approximate, not to scale. www.ashsands.com (ID667565)