



Approximate Area = 758 sq ft / 70.4 sq m
For identification only - Not to scale



Wills Crescent, Leybourne, West Malling, ME19

GUIDE PRICE: £260,000-£270,000
Flat 2, 2 Wills Crescent, Leybourne Chase, Kent, ME19 5GJ
EPC RATING: B





A Stunning Two-Bedroom Ground Floor Apartment Overlooking the Historic Manor House – Leybourne Chase, West Malling

Positioned in one of the most sought-after settings within the prestigious Leybourne Chase development, this beautifully presented ground floor apartment offers an exceptional blend of modern living and countryside tranquillity. With uninterrupted views across landscaped greenery and the impressive former manor house, its location is truly unrivalled.

Accessed via a secure communal entrance, the moment you step inside the apartment you are met with a real sense of space. The generous entrance hallway leads you through to the impressive open-plan kitchen/living/dining room, the true hub of the home. Dual-aspect windows allow natural light to pour into the room, enhancing the bright and airy feel. The contemporary kitchen includes integrated appliances, and the current owner has thoughtfully added a stylish breakfast bar, ideal for casual dining or entertaining guests. The lounge/diner provides ample room for both seating and dining arrangements, creating a versatile and comfortable living space.

Both bedrooms are excellent doubles and feature brand new carpets. The master bedroom benefits from built-in wardrobes and a private en-suite shower room, while the second bedroom is also generously proportioned. The apartment further offers two large storage cupboards, ensuring practicality is well covered. The modern family bathroom features a full-sized bath along with a wash basin and toilet, offering practical and comfortable day-to-day convenience.

Externally, the property comes with allocated parking, adding to its overall appeal.

Set within 140 acres of glorious Kent countryside, Leybourne Chase is a highly regarded, award-winning development that offers residents a unique lifestyle. With miles of woodland walks, open parkland, and protected green spaces right on your doorstep, it provides the perfect balance between rural calm and modern convenience. The area is exceptionally well connected, with West Malling and Kings Hill nearby for shopping, cafés, and amenities, and excellent transport links via the A20, M20, and West Malling train station offering direct services to London.

This property presents a rare opportunity to secure a spacious, beautifully located apartment in one of the area's most desirable settings. Early viewing is highly recommended.

Leasehold

EPC: B

Council Tax: C

Ground Rent: £250 p/a

Service Charge: £1760 p/a

116 Years

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- **A STUNNING TWO-BEDROOM GROUND FLOOR APARTMENT**
- **MASTER BEDROOM WITH EN SUITE**
- **NEW CARPETS IN BOTH BEDROOMS**

- **OPEN PLAN KITCHEN WITH BREAKFAST BAR**
- **OVERLOOKING THE HISTORIC MANOR HOUSE**
- **ABUNDANCE OF STORAGE**

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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