

SECOND FLOOR
APPROX. FLOOR AREA
335 SQ.FT.
(31.08 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA
765 SQ.FT.
(71.08 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
711 SQ.FT.
(66.05 SQ.M.)

TOTAL APPROX. FLOOR AREA 1811 SQ.FT. (168.21 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property Ombudsman

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www.khp.me

01732 522 822
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Orient Court

West Malling ME19 4JH

Offers Over £500,000

Tenure: Freehold

Council tax band: F

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This substantial family home is tucked away in a desirable cul-de-sac location within the charming Orient Court.

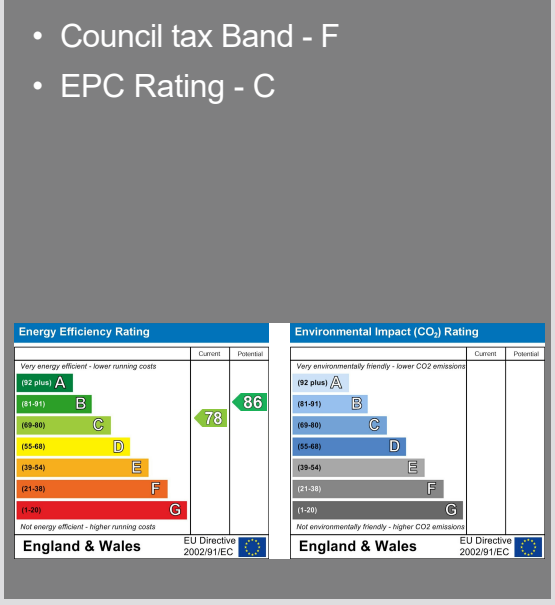
Arranged over three floors, this spacious property offers versatile accommodation throughout. The ground floor comprises a generous kitchen/diner, a dual-aspect lounge and a separate formal dining room. A convenient downstairs WC and separate utility room complete the ground floor.

On the first floor, you will find three well-proportioned DOUBLE bedrooms, including the principal bedroom, which benefits from fitted wardrobes and a private en-suite shower room.

The second floor is home to an impressive fourth bedroom, which could also serve as an alternative principal suite. Spanning the full width of the property, this fantastic space benefits from a walk-in wardrobe and its own en-suite, making it an ideal private retreat away from the hustle and bustle of family life.

Externally, the property boasts a mature rear garden, with rear access leading directly to a DOUBLE CARPORT. Offering generous living space, flexible bedroom arrangements and convenient parking, this fantastic home is perfectly suited to the needs of a growing family.

- DOUBLE CARPORT
- 4 Bedrooms
- Over three floors
- Two Ensuites
- Close to Amenties
- Close to Schools
- In the heart of Kings Hill
- Cul de sac location
- Council tax Band - F
- EPC Rating - C













ADDITIONAL INFORMATION

Freehold
Kings Hill Management Charge for 2026 - £462
Local Estate Charge - £854
Built approximately around 2007/ 2008 by Environ Sunley
Council Tax Band - F
EPC Rating - C

LOCAL INFORMATION FOR KINGS HILL

Kings Hill is a modern, "American-style concept village" situated in the heart of Kent that entwines quality of life, convenience and charm to create one of the most desirable places to live and bring up a family in England. Nestled amongst attractive, landscaped gardens and protected woodland areas the Management team at Kings Hill provides landscaping and maintenance for the local residents, which means that the area is safe, clean and consistently maintained to a high standard. Kings Hill offers excellent commuting facilities with easy access to the M20, a regular bus service to the nearby towns of Tonbridge, Maidstone and West Malling, as well as a direct bus service to West Malling station, where trains run to London Victoria, Charing Cross and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, 3 highly coveted primary schools and various clubs. The range of sports and leisure facilities are excellent. It includes shops, eateries, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, numerous play parks and much more. Two miles away is the beautiful town of West Malling and all within ten miles are Royal Tunbridge Wells, Maidstone, Tonbridge and Paddock Wood. Staying closer to home Kings Hill offers Liberty Square - the hub of the village, where there is Asda, Aldi and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more) can be found.







Anti Money Laundering Charges

By law we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



