



# Flat 4, Epicurus House

1-3 Akehurst Lane, Sevenoaks

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A contemporary three bedroom apartment located in a sought-after town centre development

A stylish apartment presented to a high specification, with two balconies and a wealth of full-height glazing affording stunning far-reaching views and filling the space with natural light. It is in a highly-convenient location within striking distance of the town centre, its shops, amenities and the mainline station.



**1 RECEPTION ROOMS**



**3 BEDROOMS**



**2 BATHROOMS**



**SECURE PARKING**



**BALCONY**



**LEASEHOLD**



**TOWN**



**1347 SQ FT**



**GUIDE PRICE  
£895,000**



### The property

Forming part of a modern apartment block, Flat 4 Epicurus House is a stylish contemporary apartment offering over 1,300 sq ft of light-filled accommodation. Designed to provide an elegant, practical and cohesive living environment, the apartment features quality fixtures and fittings, neutral décor, and full-height glazing throughout—flooding the space with natural light and framing far-reaching views over Sevenoaks and the surrounding countryside.

Accessed via a communal entrance hall with lift and stair access to the upper floors, the property opens into a private entrance hall with useful storage and a modern cloakroom. The heart of the home is a spacious open-plan living area with exposed wooden flooring, comprising a sitting room with glazed doors to two separate balconies—each on opposite sides of the apartment—and a kitchen/breakfast room fitted with an extensive range of contemporary high-gloss wall and base units, a large central island with

breakfast bar, complementary work surfaces, and modern integrated appliances.

The accommodation also includes a generous third bedroom currently used as study with exposed wooden flooring and fitted storage, suitable for use as a third bedroom if required. The L-shaped, dual-aspect principal bedroom features a fitted dressing area and a modern, fully tiled en suite bathroom, while the remaining double bedroom also benefits from a contemporary, fully tiled en suite shower room.



## Outside

The property is situated on the first floor of a modern and well-presented apartment block that enjoys considerable kerb appeal. It benefits from two parking spaces in the underground car park together with secure large storage area. A notable feature of the apartment is its extensive outdoor space, offering more than 300 sq ft of paved balconies to two aspects. Both areas are enclosed by contemporary waist-height safety glass and provide an ideal setting for al fresco dining, entertaining, or simply enjoying the stunning, far-reaching views over the town and the rolling countryside beyond.

## Location

Sevenoaks offers a comprehensive range of educational, recreational and shopping facilities, together with rail services to London Cannon Street/ Charing Cross in approximately 30 to 35 minutes. The A21 is easily accessible linking with the M25 and other motorway networks, Gatwick, Heathrow, Stansted and City Airports, Bluewater Shopping Centre, the Channel Tunnel and both Ebbsfleet and Ashford International Stations. Within a short distance, there are a good selection of highly regarded state and private schools including the renowned Sevenoaks School. Knole Park, with approximately 1,000 acres of parkland is close by and is one of the last remaining medieval deer parks.



## Distances

- Sevenoaks town centre 0.5 miles
- Tonbridge 7.3 miles
- Orpington 9.4 miles
- Royal Tunbridge Wells 11.8 miles

## Nearby Stations

- Sevenoaks
- Bat & Ball
- Dunton Green
- Otford

## Key Locations

- Knole House and Park
- Sevenoaks Museum
- Riverhill Himalayan Gardens
- Ightham Mote
- Lullingstone Roman Villa
- Lullingstone Castle and World Garden

- Emmetts Garden
- Chartwell

## Nearby Schools

- Sevenoaks School
- The New Beacon School
- Walthamstow Hall
- Solefield School
- Russell House School
- St Michael's Prep School
- Radnor House Sevenoaks





**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

Internal area 1,347 sq ft (125 sq m)

Balcony's external area = 328 sq ft (30 sq m)

For identification purposes only.

## Directions

TN13 1JN

what3words: ///flying.quench.extra - brings you to the property

## General

**Local Authority:** Sevenoaks

**Services:** All mains, no gas

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** B

**Fixtures and Fittings:** TBC

**Leasehold:** 142 year remaining

**Service charge:** £3300 PA approx

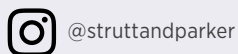
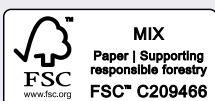
## Sevenoaks

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