

Ⓢ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nchocom 2025.
Produced for Simon Miller & Company. REF: 1268600



73 Mill Street, East Malling, Kent, ME19 6BU

AUCTION STARTING BID: £315,000
EPC RATING: N/A

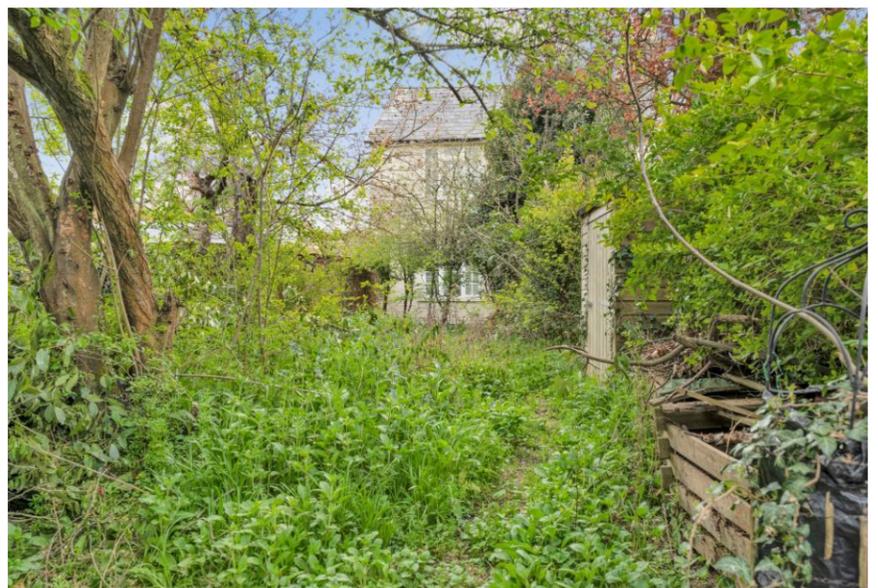




A fantastic double fronted Grade II listed period home located back from the road and situated in the sought after and historic village of East Malling. Built circa 1800's, step inside to discover a wealth of period features, including, sash windows, exposed timber beams and floors, a brick fireplace with wood-burning stove in the main reception and numerous other feature fireplaces throughout. To the exterior, is a good sized rear garden, a front garden and there is allocated parking too. This marvelous cottage does require upgrading and modernising but once completed this will be an amazing home. East Malling mainline station is but a walk away and the popular and vibrant West Malling high street is a short drive in the opposite direction, plus motorway links via the M20 are easily accessible too. Please contact the Period Homes office to arrange a key accompanied viewing.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Freehold
EPC: N/A
Council Tax: D
Full Fibre Broadband Available Now



- A FABULOUS THREE BEDROOM HOME
- SECLUDED POSITION
- NUMEROUS PERIOD FEATURES THROUGHOUT
- FOR SALE BY MODERN AUCTION - T&C'S APPLY
- SUBJECT TO AN UNDISCLOSED RESERVE PRICE

- ALLOCATED PARKING FOR ONE CAR
- DOES REQUIRE UPGRADING AND MODERNISING
- VACANT POSSESSION
- ONLINE BIDDING
- BUYERS FEE'S APPLY

TH2098

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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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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