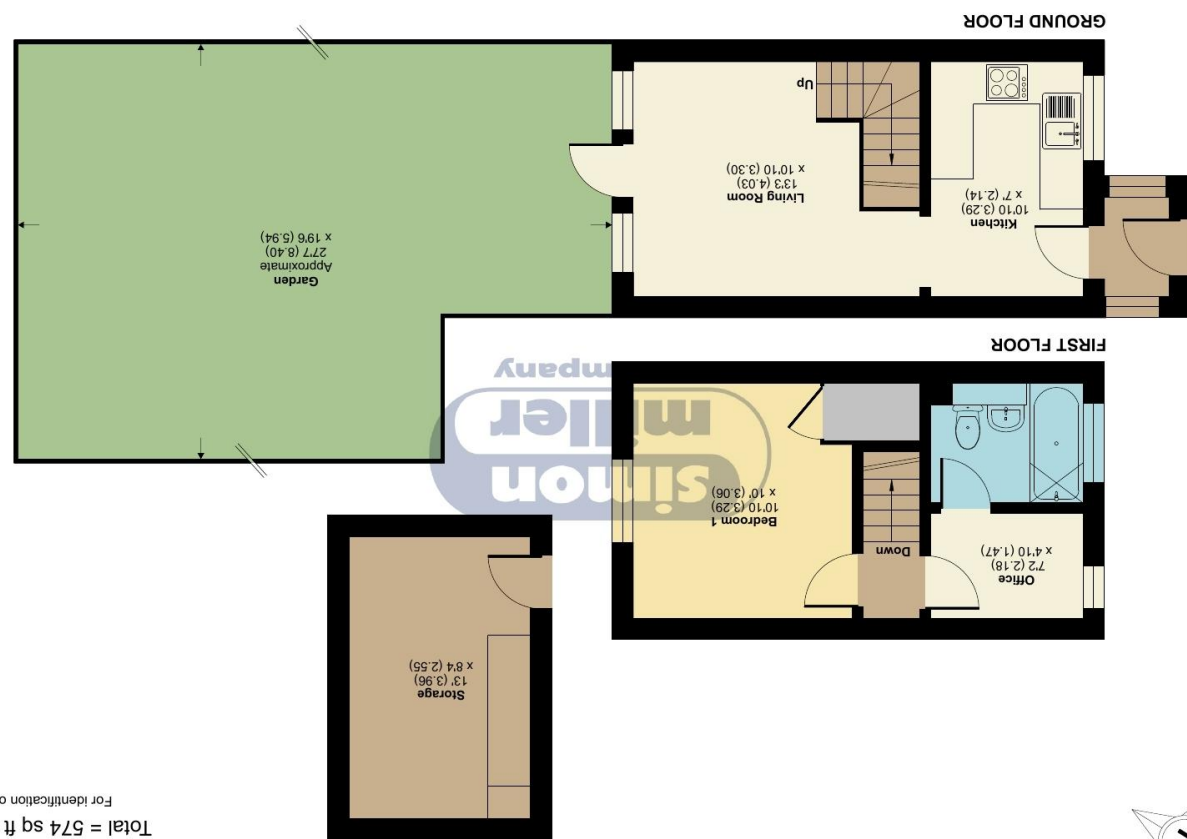
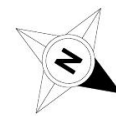


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Simon Miller & Company. REF: 1468712



Approximate Area = 466 sq ft / 43.2 sq m  
 Outbuilding = 108 sq ft / 10 sq m  
 Total = 574 sq ft / 53.2 sq m  
 For identification only - Not to scale

**Millbrook, Leybourne, West Malling, ME19**



**9 Millbrook, Leybourne, Kent, ME19 5QJ**

**ASKING PRICE: £285,000**  
**EPC RATING: C**





Set in the ever-popular location of Leybourne, just a short distance from West Malling, this beautifully presented one-bedroom end-of-terrace home offers stylish, low-maintenance living with standout outdoor space, parking, and excellent versatility throughout.

From the moment you arrive, the property enjoys strong curb appeal, enhanced by a smart frontage and the benefit of a side driveway providing parking for two vehicles. Step inside via a welcoming entrance porch—a practical and homely feature that creates a useful buffer before entering the main living space. Unlike many modern starter homes, you're not stepping directly into the accommodation, giving a sense of privacy and separation. The ground floor is thoughtfully arranged, with the kitchen positioned at the front, offering excellent storage and making efficient use of the space on offer. To the rear, the living room is bright and inviting, with natural light flooding in through the patio doors, creating a warm and airy feel. The décor throughout is tasteful and move-in ready, allowing any buyer to settle in immediately. One of the true highlights of this home is the stunning rear garden. Being an end-of-terrace property, it benefits from a noticeably larger plot than typical, providing extra outdoor space and a real sense of openness. The garden is south-facing, meaning it enjoys sunshine throughout the day, and features a raised decking area—perfect for relaxing, entertaining, or summer dining. Practicality hasn't been overlooked either. At the rear of the garden sits a substantial 13ft x 8ft shed, ideal for storage, hobbies, or even a workshop setup—solving the common concern of storage space in a one-bedroom home. Upstairs, the property continues to impress. The main bedroom includes built-in storage, while a separate additional room offers superb flexibility—perfect as a home office, walk-in wardrobe, or even a nursery/cot room depending on lifestyle needs. The bathroom is well-appointed, featuring a bath with overhead shower.

Overall, this is a rare opportunity to secure a well-balanced home that combines practicality, comfort, and outdoor space in a highly desirable location. Leybourne is a sought-after village offering a peaceful residential feel while being just moments from the vibrant amenities of West Malling. The area is well regarded for its community feel, excellent transport links, nearby countryside walks, and easy access to motorway connections. West Malling itself offers boutique shops, cafés, restaurants, and a thriving village centre, making it one of the most desirable locations in the area for first-time buyers and downsizers alike.

A superb starter home in a location that continues to be in high demand.

Freehold  
EPC: C  
Council Tax: B  
Full Fibre Broadband Available Now



- One-bedroom end-of-terrace home in a highly sought-after location
- Excellent curb appeal with smart frontage
- Driveway providing parking for two vehicles

- Stunning south-facing rear garden
- Substantial 13ft x 8ft garden shed offering excellent storage/workshop space
- Larger-than-average plot due to end-of-terrace position

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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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