

Victory House
9 Church Road, Biggin Hill, Westerham, Kent TN16 3FJ

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A beautifully presented and bright first floor two-bedroom, two bathroom retirement apartment set within an attractive and well-maintained development in the heart of Biggin Hill.

- The development, built by renowned retirement specialists McCarthy & Stone, is designed exclusively for the over 60s.

- Victory House offers a welcoming community atmosphere while allowing residents to maintain the comfort and independence of their own private home.

- Accessed via a well-kept communal entrance with lift and stair access to all floors, the apartment opens into a welcoming entrance hall with useful storage and a practical utility cupboard housing the Economy 7 hot water heating system, Bosch washer drier and air circulation system.

- The property features a bright and spacious living room. A double-glazed door and window open onto a Juliet balcony, allowing natural light to flood the room, while an attractive fireplace surround with fitted electric fire creates a focal point.

- The adjoining fitted kitchen is thoughtfully arranged with a range of modern white base and wall units and comes well equipped with integrated appliances including a Neff fan oven and microwave, electric hob with extractor hood, fridge and freezer, plus a stainless-steel sink unit and practical tiled flooring with under-floor heating.





- The two double bedrooms are generously proportioned. The principal bedroom benefits from a spacious walk-in wardrobe and a generous sized en-suite shower room with heated towel rail, underfloor heating and illuminated mirror.

- There is also a further modern shower room fitted with a walk-in shower, WC and wash hand basin with storage beneath, complemented by part tiled walls, tiled flooring and a heated ladder-style towel rail.

- The apartment is fitted with thermostatically and timer controlled electric panel radiators and underfloor heating in kitchen and shower rooms. Full fibre Wi-Fi connection to the flat ensures fast broadband, phone and TV connection.

- Residents of the development enjoy access to excellent communal facilities including a communal garden, comfortable residents' lounge, ideal for social gatherings and meeting neighbours, together with a guest suite available for visiting family and friends.

- The property also benefits from its own allocated parking space.

- A dedicated House Manager is present during designated hours, providing additional support and reassurance for residents.









Victory House is located on Church Road in the heart of Biggin Hill, within a flat walk of local amenities and backing onto the local recreation ground.

Biggin Hill combines excellent local amenities with the appeal of being surrounded by beautiful countryside. The area offers a modern library, swimming pool (opposite the development) plus the recreation ground. For everyday shopping, residents have a wide range of stores, including Waitrose, Tesco Express, Pets Corner, Costa, as well as a variety of independent businesses, cafes, and restaurants.

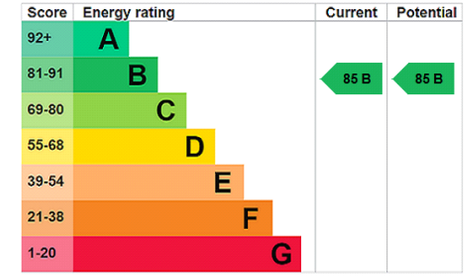
The nearby towns of Orpington, Bromley, Oxted, and Sevenoaks offer even more amenities and services. Biggin Hill is well-connected by several bus routes to these towns, as well as historic Westerham. For access to central London, Orpington and Hayes stations offer direct train services to Cannon Street and Charing Cross, while Bromley South provides fast services to Victoria. Trams run to Croydon and Wimbledon from New Addington. Additionally, the property is conveniently located a few miles from three M25 junctions (4, 5, and 6), offering excellent access to the wider motorway network.











Tenure – Leasehold, 999 years from 01/01/2018

Ground Rent – £495 per annum, paid half yearly. The ground rent is reviewed after fifteen years.

Service Charge – £403.68 per calendar month (April 2026 - March 2027). A copy of the service charge details is available on request.

Local Authority – Bromley

Council Tax – D

Services – Mains Electricity, Water & Drainage

Viewings – All viewings via Bunting & Bunting. Contact us for an appointment or for more details.

IMPORTANT NOTICE: Every effort has been made to ensure the accuracy of these details however they form no part of any contract and are issued without responsibility on the part of the agents or vendor. Any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. We have not carried out a survey of the property or tested services, systems or appliances. Reference to alterations or use of the property is not a statement that planning, building or other consent has been obtained. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken. We recommend that all information provided is verified by yourselves on inspection and by your Surveyor/Legal Adviser.

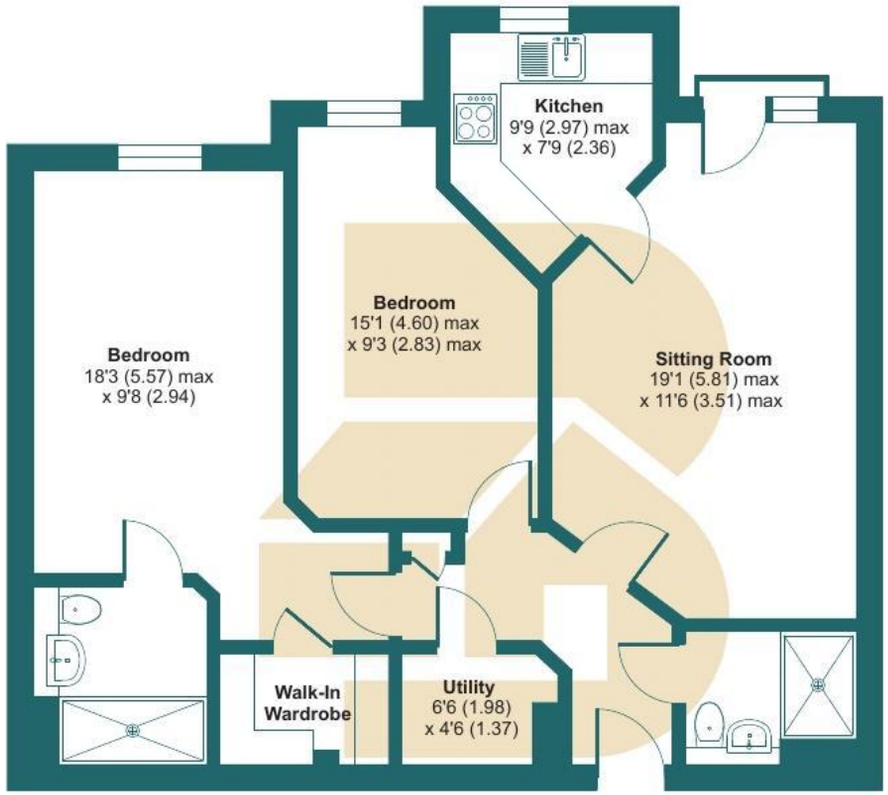
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Victory House, Church Road

Approximate Area = 789 sq ft / 73.3 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bunting and Bunting. REF: 1538935

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