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# South Grove, Tunbridge Wells

£250,000

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GUIDE PRICE- £250,000-£275,000

Stunning south facing garden flat in the heart of the Village area of Tunbridge Wells!

As you approach the property, you are greeted by a well-maintained split-level, south-facing garden featuring a neatly kept lawn, a patio area, and a pathway leading to the private entrance.

Upon entering, you step into a beautifully presented open-plan kitchen, dining, and living area. The kitchen is finished to a high standard, featuring sleek work surfaces, ample overhead storage, an integrated electric hob, and a stylish breakfast bar. The space flows effortlessly into the living area, which is bright and welcoming, thanks to the large window that fills the room with natural light.

Moving through the property, to your left is the bathroom, which includes a bath with an overhead shower, a modern wash basin, and a WC.

Towards the rear of the property is the main bedroom—a generously sized yet cosy room with large sash windows that allow plenty of natural light to flood in.

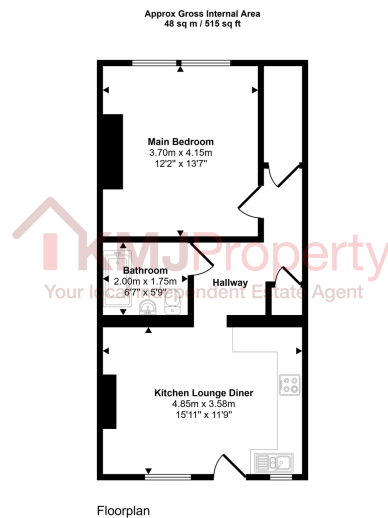
Adjacent to the bedroom is a spacious storage cupboard, ideal for keeping household essentials neatly tucked away.

This property is an excellent opportunity for buy-to-let investors or first-time buyers, offering a fantastic standard of finish in a highly desirable location.

This property benefits from an excellent central location with convenient access to a variety of amenities and transport links. Tunbridge Wells Station is just 0.2 miles away, reachable in a 4-minute walk, offering direct connections to London. The prestigious Pantiles is just a stone's throw away, offering plenty of dining, shopping, and entertainment options. The Royal Victoria Place Shopping Centre is only 0.7 miles away (a 15-minute walk), providing even more dining and retail choices. Just a few steps from the property is Grove Park, a picturesque green space perfect for relaxation, walks, and outdoor enjoyment. Families will appreciate the proximity to St James' C.E. Primary School, located 0.6 miles away—around a 12-minute walk or a 4-minute drive.

EPC- E





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Beautifully Presented
- Double Bedroom
- Modern Kitchen
- Open Plan Living Area
- Abundance of Natural Light
- Desirable Location
- South Facing Garden with Patio Area
- Plenty of Storage
- EPC: E
- Council Tax Band: B

