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Sandhurst Road, Tunbridge Wells

Offers In Region Of £220,000

1 1 1



Offers in the Region of £220,000-£240,000

This beautifully presented first floor apartment enjoys wonderful kerb appeal and comes complete with allocated parking and the rare benefit of a single garage with mains power, providing excellent storage and convenience.

The spacious entrance hall sets the tone for the home, with all rooms radiating from this welcoming space. Straight ahead, the well-equipped kitchen features solid hardwood worktops that add warmth and character, alongside a range of base and wall units offering ample storage. A large window floods the room with natural light, creating an inviting space for cooking and meal preparation.

To the left of the entrance, the generous sitting/dining room forms the heart of the home. A large picture window brings in plenty of natural light, while the exposed brick fireplace with log-burning stove adds charm and character. There is also room for a dining table, making this a versatile and sociable space, perfect for entertaining or relaxing at the end of the day.

Conveniently located just off the living area is a cloakroom/WC, adding to the practicality of the layout. The bedroom is a particularly spacious double, with ample room for freestanding furniture and a large window making it a bright and restful retreat. Completing the accommodation is a modern shower room with cubicle shower and WC.

The apartment benefits from double glazing, gas-fired central heating, residents' parking, and the added bonus of a garage. Offering around 691 sq. ft. (64.2 sq. m.) of beautifully presented accommodation, it is an ideal choice for first-time buyers, downsizers, or investors looking for a stylish and convenient home.

Lease: 974 years left

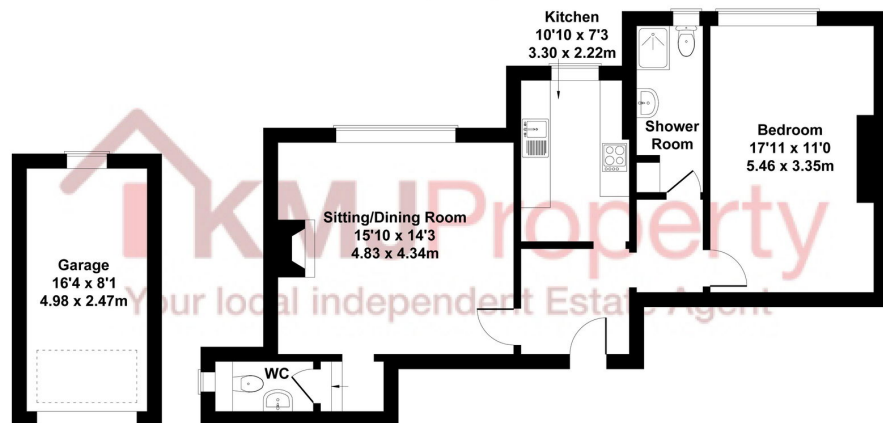
Service Charge: £2,761.26

The apartment forms part of an attractive detached building set back from Sandhurst Road, conveniently placed for local amenities at



Monks Horton

Approximate Gross Internal Area
829 sq ft - 77 sq m



GARAGE

GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

- Freehold
- 1 Double Bedroom
- Well Equipped Kitchen
- Excellent Location
- EPC: D
- Top Floor Apartment
- Spacious Living Area with Log Burner
- Garage with Power and Allocated Parking
- 974 Years Left on Lease
- Council Tax Band: C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

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