



*Local to you - contactable when you need us*

# Glendale Court, Sandhurst Road, Tunbridge Wells

Guide Price £175,000

1 1 1



As you step into this charming flat, you're immediately greeted by a sense of light and warmth through the entrance hall.

To your right is the bathroom, fitted with sleek, modern fixtures and a shower-over-bath combination that offers both style and practicality.

Continue straight ahead and you'll enter the living area, the true heart of the home. A beautiful box bay window floods the space with sunlight, creating a welcoming and airy atmosphere. There's ample space here for both lounging and dining, with handy built in storage cupboards tucked away.

Continuing through you'll find the bedroom, a comfortable double room with over the bed storage, an additional box bay window that fills the space with natural light. There's plenty of room for furniture, making it a calm and restful retreat.

The kitchen is bright and modern, featuring plenty of lower and upper counter storage, an integrated hob with extractor fan, and generous sleek contrast counter top space perfect for everyday cooking and entertaining.

The property also benefits from a well-positioned private balcony boasting a beautiful open view, providing a peaceful outdoor space.

The flat conveniently placed for local amenities, within easy reach of High Brooms station (0.5 miles) offering fast commuter services to London. Dunorlan Park is just 0.7 miles away, while Tunbridge Wells town centre is approximately 1.2 miles, providing a wealth of shopping, dining, and leisure opportunities. Tunbridge Wells remains a highly desirable place to live, attracting a wide range of buyers thanks to its excellent schooling options, both state and independent, including sought-after grammar schools. The town also offers an abundance of green spaces, from Dunorlan Park with its boating lake and sweeping lawns, to Tunbridge Wells Common and the historic Pantiles with its charming colonnades and lively year-round events. For sports and recreation, residents can enjoy local golf, tennis and cricket clubs, as well as the town's sports centre with swimming pool and indoor courts. Transport links are excellent, with two mainline stations and easy access to the A21 connecting to the M25 and wider motorway network.

Council Tax Band B - EPC- D

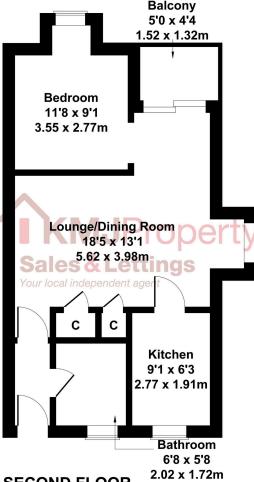
88 Years left on the Lease

Annual Service charge paid to Management company X2 £578.87 in July



### Glendale Court

Approximate Gross Internal Area  
452 sq ft - 42 sq m

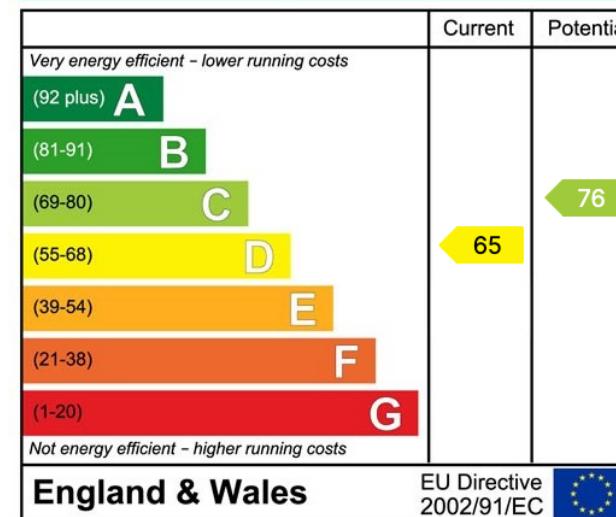


Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

- No Chain
- Top Floor Flat
- Box Bay Windows
- Private Balcony
- Double Bedroom
- Ample Storage
- Close to MLS
- Opportunity for allocated parking
- EPC D
- Council Tax B



### Energy Efficiency Rating



### BRITISH PROPERTY AWARDS

2023  
★★★★★

GOLD WINNER

ESTATE AGENT  
IN CROWBOROUGH

01892 515188  
01342 824824  
01342 833333



FEDERATION  
OF INDEPENDENT  
AGENTS

📍 Tunbridge Wells  
📍 Crowborough  
📍 Forest Row

### BRITISH PROPERTY AWARDS

2022  
★★★★★

GOLD WINNER

ESTATE AGENT IN  
TUNBRIDGE WELLS