



**3 Lanthorne Mews**  
Tunbridge Wells, Kent

A spacious and beautifully presented town house, with parking and garden, situated in an exclusive gated development centrally located within a few minutes' walk of the town centre and station.

## Guide price £675,000 Freehold

**Situation:** The property is situated in a desirable and central location, within a short walk of the town centre and mainline railway station. Tunbridge Wells is renowned for its excellent range of amenities, including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles, its open spaces, and parks.

There are several well-regarded state and independent schools in the area, including single sex or mixed grammar schools. For the commuter, Tunbridge Wells mainline station is only a short walk away, and provides a regular service to London Bridge, Charing Cross, and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

**Description:** This beautifully presented and charming town house has been tastefully updated by the current owners, creating a desirable home with contemporary style, and benefits from an impressive EPC rating of 'C'.

Arranged over three floors the accommodation includes, on the ground floor; a good-sized entrance hall with wood flooring and adjacent cupboard providing storage for coats and shoes; an impressive and spacious dual aspect living area with attractive wood flooring featuring a well-proportioned lounge area with plenty of room for furniture, roundel top sash replacement feature window, door providing access to the garden, with the recently updated kitchen featuring a wide range of matt wall and base units, complementary Corian work surfaces, breakfast bar, integrated Bosch appliances including an induction hob, oven, microwave, full size fridge and freezer, dishwasher, and Hoover washer/dryer, and sink with mixer tap over.

On the first floor is a good-sized landing with adjacent storage, and two bedrooms both with fitted wardrobes and with the bedroom to the rear benefiting from New England style window shutters. Also located on the first floor is the well-presented family bathroom featuring bath with both rain and separate shower attachments over, heated mirror, wash basin with mixer tap over and storage beneath, low level w/c, heated towel rail, with the room being complemented by attractive wall and floor tiling.

On the top floor is the principal bedroom suite, with spacious bedroom, landing area with both adjacent fitted wardrobes and airing cupboard housing a high pressure delivery system ensuring good water pressure for both bathrooms, and ensuite bathroom with large walk in shower with both rain and separate shower attachments, wash basin with mixer tap over and storage beneath, additional fitted furniture providing additional storage, low level w/c, heated towel rail, feature roundel window, and attractive wall and floor tiles. Also located on this floor is good-sized eaves storage.

The property has allocated parking for two cars, as well as a landscaped tiered rear garden ideal for outdoor entertaining with deep beds for plants and shrubs, area of slate shingle, and delightful feature stone wall to the rear. In addition, there is a pretty communal rose garden for the residents use.

**Current EPC Rating:** C

**Services:** Mains water, gas and electricity

**Local Authority:** Tunbridge Wells Borough Council

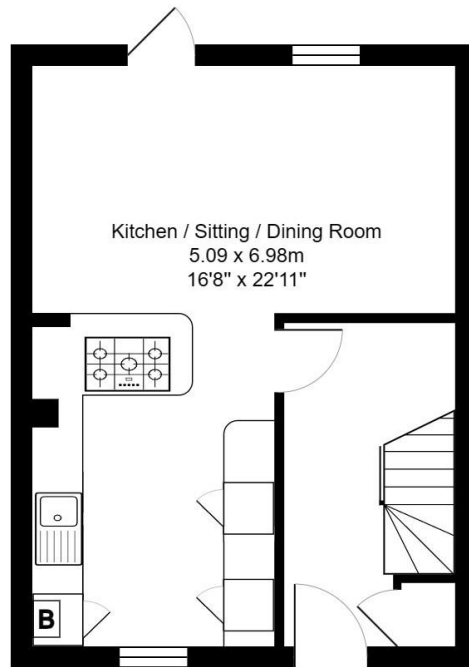
**Council tax band:** D (£2133.59 pa)

**Property address:** TN1 2DS

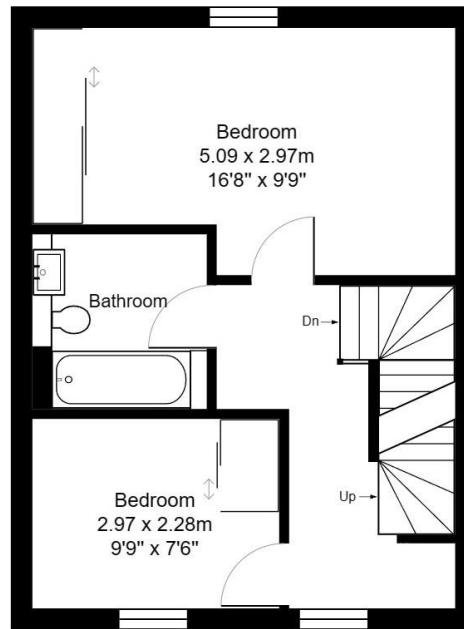


01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

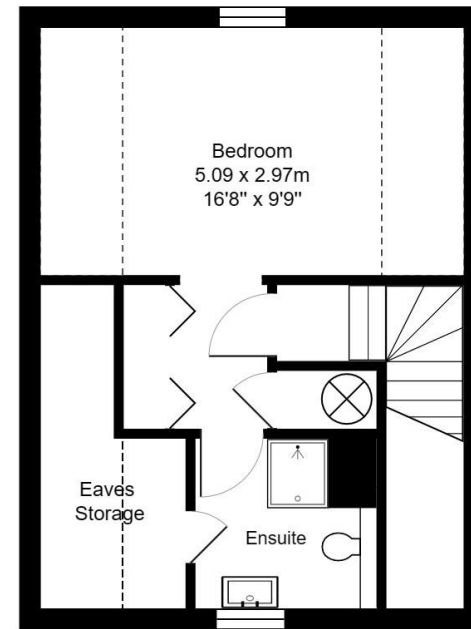
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor  
Area: 35.5 m<sup>2</sup> ... 382 ft<sup>2</sup>



First Floor  
Area: 35.5 m<sup>2</sup> ... 382 ft<sup>2</sup>



Second Floor  
Area: 35.5 m<sup>2</sup> ... 382 ft<sup>2</sup>

Total Area: 106.5 m<sup>2</sup> ... 1147 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



**Important notice:**

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

15 Crescent Road Tunbridge Wells Kent TN1 2LU Telephone: 01892 619888 Fax: 01892 619887 email: [info@greenlizardhomes.co.uk](mailto:info@greenlizardhomes.co.uk)