



2 Royal Chase
Tunbridge Wells, Kent



Situated in the highly regarded and much sought-after Royal Chase is this spacious home which would benefit from some refurbishment, with large, gated gravel drive and garage, and offering the potential to create an impressive family home within a short walk of the town centre and station.

Guide price £775,000 Freehold

Situation: The property is situated in the highly regarded and much sought-after Royal Chase in Tunbridge Wells, with the town centre and station being within walking distance. The town provides a comprehensive range of amenities including Royal Victoria Place shopping centre, restaurants, independent shops, and theatres, and is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common.

There are a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys. For the commuter, the mainline station provides a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

Description: The property is a spacious family home which would benefit from some updating and refurbishment and offers the potential to create an impressive home in a much sought-after location.

The accommodation is arranged over three floors, and includes, on the ground floor; an entrance lobby with adjacent downstairs w/c; two spacious reception rooms both with French doors providing access to the rear and front gardens respectively, with the sitting room having attractive Herringbone wood flooring in addition to a feature Roundel window; a kitchen/breakfast room with a wide range of shaker style wall and base units, complementary work surfaces, Neff oven and 4 ring hob, stainless steel extractor, Bosch dishwasher, stainless steel one and a half bowl sink with mixer tap over, and a large floor to ceiling window adjacent to the dining area providing a great deal of natural light; and a utility room with a range of shaker style wall and base units, additional Neff oven with warming drawer below, Miele washing machine, and full size fridge and freezer.

On the first floor is a spacious landing and two bedrooms, as well as an additional room currently utilised as a dressing room but would make a perfect study or office for home working. Also located on this floor is a family bathroom featuring a bath with shower over, wash basin with mixer tap over, low level w/c, and wall tiling.

On the top floor are two further good-sized dual-aspect double bedrooms both with fitted wardrobes, with the bedroom to the rear of the house benefiting from an ensuite with large walk-in shower, pedestal wash basin with mixer tap over, low level w/c, and wall tiling.

The property is situated on a good-sized plot with a large, gated gravel driveway providing parking for a number of cars, detached garage, and to the front a large area of lawn bordered by well-established hedgerow, plants, and shrubs, providing a good deal of seclusion. To the rear is a secluded low maintenance garden with an area of lawn and bordered by beds of mature plants and shrubs.

Services: Mains water and electricity. Gas central heating

Local Authority: Tunbridge Wells Borough Council (01892) 526121

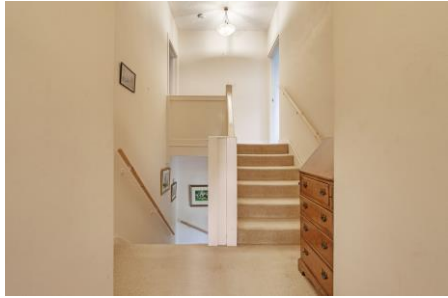
Council tax band: F

Current EPC Rating: D

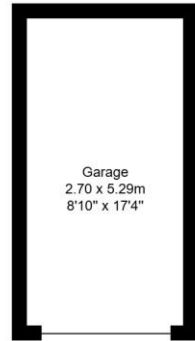
Property post code: TN4 8AY

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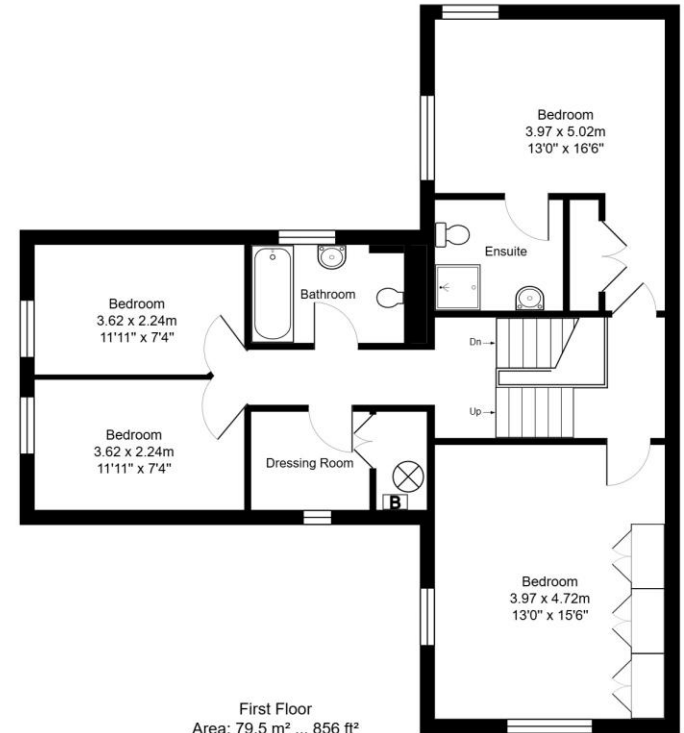
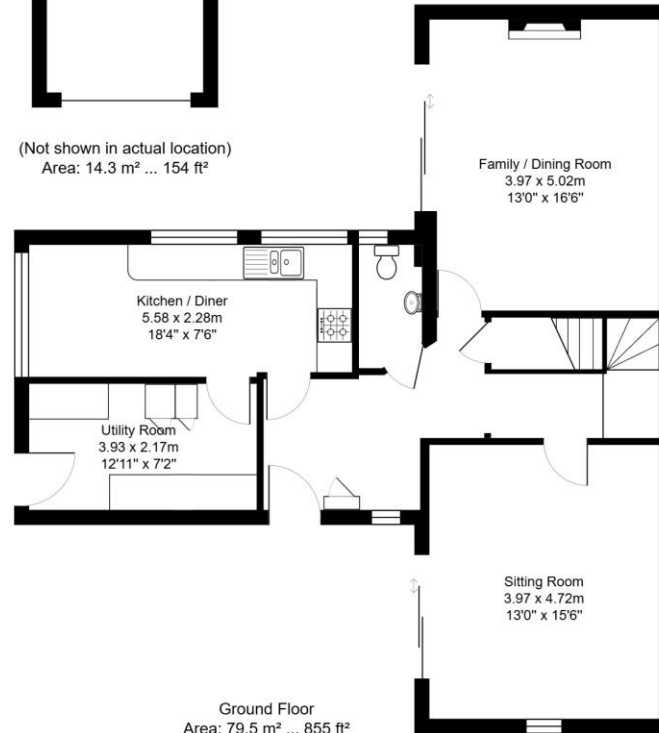
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Total Area: 173.3 m² ... 1865 ft²
 All measurements are approximate and for display purposes only.



(Not shown in actual location)
 Area: 14.3 m² ... 154 ft²



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.



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