



**28 Dorset Road**  
Tunbridge Wells, Kent



**\*CHAIN FREE\*** A well-presented period property benefiting from a driveway and private rear garden with south-westerly aspect and situated in a sought-after residential area on the favoured south side of Tunbridge Wells within easy reach of the town centre.

## Guide price £450,000 Freehold

**Situation:** The property is situated in an enviable position in a much sought after residential road in the popular Hawkenbury village area of Tunbridge Wells, the town centre being approximately one mile distant providing a comprehensive range of amenities including Royal Victoria Place shopping centre, restaurants, independent shops, and theatres. The town 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, and the highly favoured St Peter's Primary School is around a 4 minute walk away. 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 an impressive period home which is well-proportioned throughout with private garden, driveway, and offers the potential to enlarge still further if required.

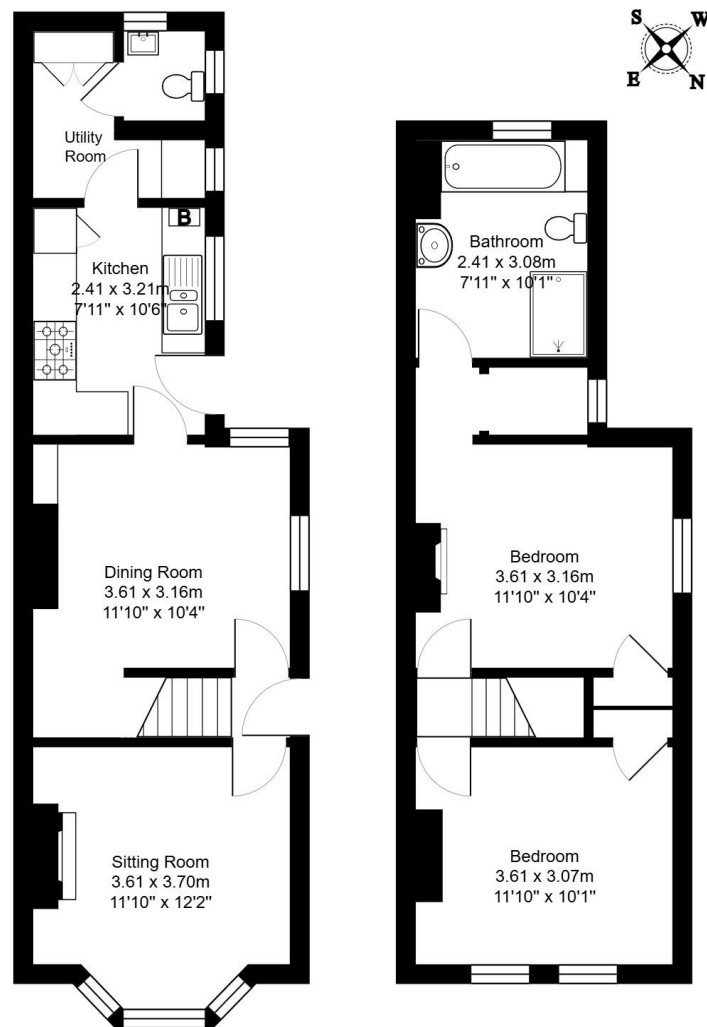
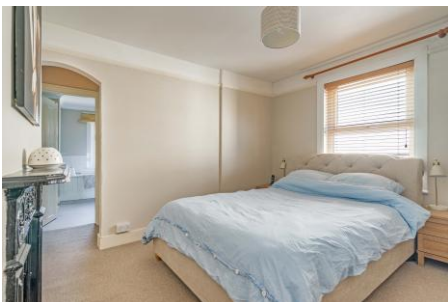
The accommodation is arranged over two floors and includes, on the ground floor; an entrance hall; a good-sized living room with bay window providing a good deal of natural light and feature open fireplace with attractive stone mantle and hearth; a spacious dual aspect dining room; a kitchen with a wide range of gloss wall and base units, complementary work surfaces, attractive tile splashbacks, stainless steel one and a half bowl sink with mixer tap over, Kenwood 5 ring range style oven, dishwasher, and fridge/freezer; a utility room with additional storage and plumbing for both washing machine and dryer; and an adjacent downstairs w/c.

On the first floor is a landing and two good-sized double bedrooms, with the bedroom to the rear benefiting from a delightful wrought iron period fireplace and a large recessed area providing additional ample storage, in addition to a bathroom including bath with period style mixer tap over, separate large walk-in shower with attractive gloss wall tiling, low level w/c, period style wash basin, and mirrored wall mounted medicine cabinet.

To the front is a low maintenance garden bordered by a low-lying brick wall and a driveway, and to the rear is a private garden benefiting from a south-westerly aspect with large side return providing a good deal of additional useable space.

**Services:** Mains water and electricity. Gas-fired central heating  
**Local Authority:** Tunbridge Wells Borough Council (01892) 526121  
**Council Tax Band:** D  
**Current EPC Rating:** E  
**Property address:** Dorset Road, Tunbridge Wells, Kent TN2 5AP





Ground Floor  
Area: 41.7 m<sup>2</sup> ... 449 ft<sup>2</sup>

First Floor  
Area: 36.9 m<sup>2</sup> ... 397 ft<sup>2</sup>

**Total Area: 78.6 m<sup>2</sup> ... 846 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 email: [info@greenlizardhomes.co.uk](mailto:info@greenlizardhomes.co.uk)