



**15 PINWOOD ROAD, TUNBRIDGE WELLS,  
TN2 3SH**

***Offers In Excess Of £800,000 Freehold***



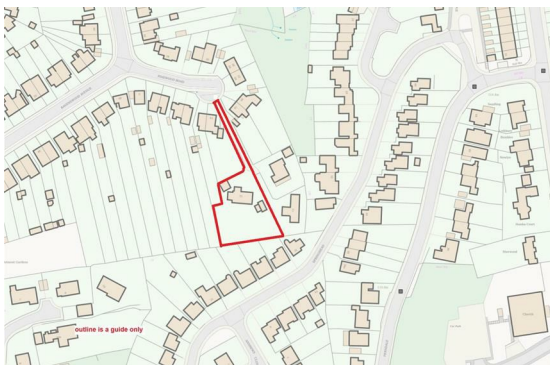
**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

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## Description

**\*\* Freehold development site for sale with planning granted \*\***

Existing detached bungalow occupying a fairly level plot extending to circa 1,270 sqm.

Planning has been granted for the demolition of existing buildings and construction of 3 x houses (2 x semi detached & 1 x detached)

Each new house is designed as 3 bedroom with an approximate GIA of 160 sqm and benefits from off street parking.

Alternative drawings have been created (not submitted) showing the houses comfortably as 4 bedroom within the same envelop.

## Location

Pinewood Road in Tunbridge Wells is positioned in a highly desirable residential area, offering a peaceful suburban lifestyle while still benefiting from proximity to essential amenities and excellent transport links.

This location provides easy access to Tunbridge Wells mainline station, which is within comfortable walking distance—ideal for commuters seeking direct services to London and the surrounding areas. Residents enjoy being moments from local amenities including independent shops, cafes, restaurants, and convenience services. The neighbourhood is renowned for excellent schools and leisure facilities, making it particularly attractive for families.

Pinewood Road also boasts access to green spaces, parks, and well-maintained gardens, adding to the appeal of the area for outdoor enthusiasts and those seeking a tranquil setting while remaining close to the vibrant heart of Tunbridge Wells.

## Terms

Offers are sought in excess of £800,000

## Dataroom

Further information available in the data room on our website

Access code: pinewood1

## Viewings

Access by appointment only

Contact sole agents Christopher St James 020 8296 1270

## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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