



**Price**  
**£400,000**

**Freehold**

3x  2x  2x 

**Clifton Road, Tunbridge  
Wells, Kent, TN2**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Versatile living situated over three floors
- Walking distance to station and local amenities
- Substantial private garden
- Recently updated throughout to a high standard
- In the catchment area for popular schools

## Accommodation

### GROUND FLOOR

Lounge: 11'8 x 11'4 (3.56m x 3.46m)  
Bedroom 1: 11'4 x 11'4 (3.46m x 3.46m)

### LOWER GROUND FLOOR

Kitchen: 11'8 x 7'1 (3.56m x 2.16m)  
Downstairs Bathroom  
Family Room: 11'4 x 11'4 (3.46m x 3.46m)  
Sun Room

### FIRST FLOOR

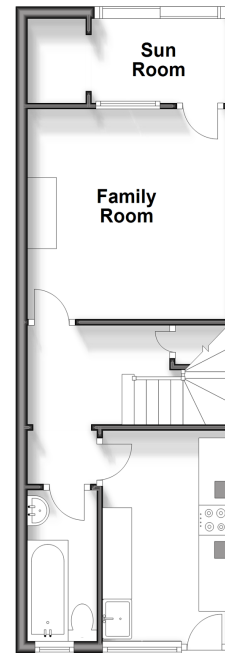
Landing  
Bedroom 2: 12'0 x 11'3 (3.66m x 3.43m)  
Bedroom 3: 8'3 x 5'8 (2.52m x 1.73m)  
Bathroom

### OUTSIDE

Rear Garden

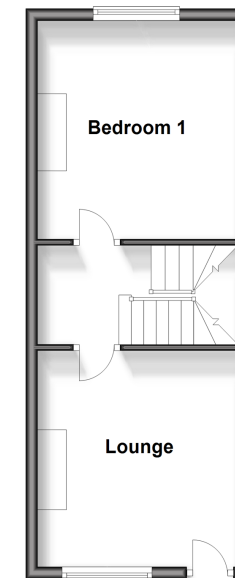
### Lower Ground Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



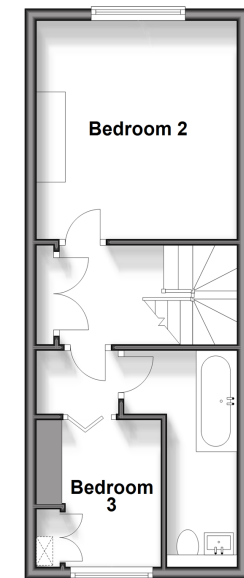
### Ground Floor

Approx. 31.3 sq. metres (336.9 sq. feet)



### First Floor

Approx. 31.3 sq. metres (336.9 sq. feet)



Call Tunbridge Wells - 01892 542767 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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