



28 St James Park, Tunbridge Wells, Kent



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An attractive semi-detached Victorian house located in the sought-after location of St James, close to the centre of Tunbridge Wells and within easy reach of the amenities and mainline station. The property offers elegant accommodation, arranged over three floors, and lawned rear garden with terrace.

Royal Victoria Place shopping mall 0.7 of a mile. Tunbridge Wells Station 1 mile (London Bridge from 43 minutes). The Pantiles 1.5 miles. A21 (Pembury) 2.2 miles. M25 (J5) 17 miles. Central London 39 miles. (All times and distances approximate).



Tenure: Freehold

Local authority: Tunbridge Wells Borough Council, Tel. 01892 526121.

Council tax band: E

Services: Mains water, gas and electricity. Gas-fired heating. Mains drainage.





The Property

28 St James Park is an attractive semi-detached Victorian house offering elegant accommodation, totalling 1711 sq ft, arranged over three floors. The property has previously been extended on the ground floor, as well as having a loft conversion, and the house now offers flexible and beautifully presented family accommodation.

The front door opens into a reception hallway giving access to the substantial sitting room which has wood flooring, a door to the rear and an attractive square bay window to the front.

To the rear of the house, the open plan kitchen/dining room is a particular feature and includes a modern and well-appointed Shaker style kitchen with integrated appliances and a breakfast bar. From the dining area, French doors open onto the rear terrace and gardens creating a perfect entertaining space. There is also a useful utility room off the kitchen, with a door to the side, as well as a ground floor cloakroom/w.c.

On the first floor there are three good sized bedrooms as well as a family bathroom. There are two further bedrooms on the second floor, one with an attractive sitting area and eaves access, and a shower room.

Gardens and Grounds

To the front of the house, a path and steps lead up to the front door beside a low-maintenance gravelled area of garden. To the rear of the house there is a paved terrace with sitting area and raised flower beds. Steps lead up to a lawned garden, fenced on both sides and edged with mature shrubs.



The property offers flexible family accommodation with five bedrooms and two bath/shower rooms, over the first and second floors.

Situation

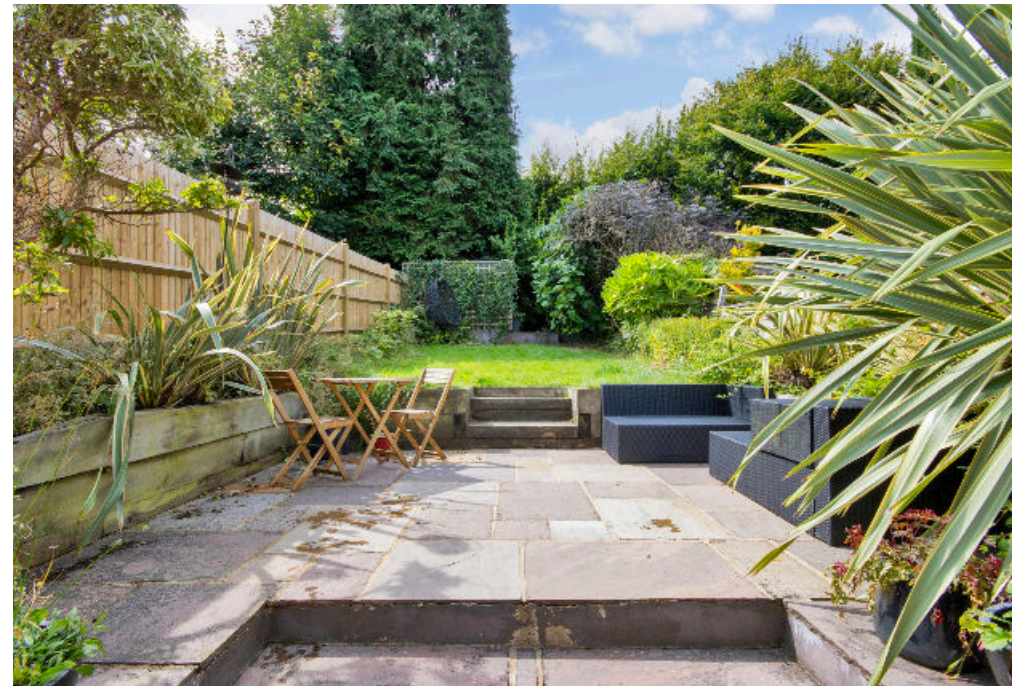
The property is situated in a sought-after location, close to the centre of Tunbridge Wells, within easy reach of the principal shopping areas and just one mile from the mainline station with regular commuter services to London Bridge and Charing Cross. There are many major national stores in Royal Victoria Place as well as specialist shops, boutiques and independent cafes which can be found on the old High Street and the famous Pantiles with its elegant colonnades and often hosting fairs and festivals.

The area is renowned for an excellent choice of educational facilities, within the state and private sectors. The property is well situated for access to the highly regarded St James' Infant and Primary School as well as the various grammar schools for boys and girls in Tunbridge Wells and Tonbridge.

Tunbridge Wells has a vast array of open spaces provided by a multitude of parks, including Dunorlan Park with its popular boating lake, Tunbridge Wells Common, and The Grove with outdoor tennis courts. Further leisure facilities within the area include two theatres, a sports and leisure centre, and two golf courses.

Directions (TN1 2LH)

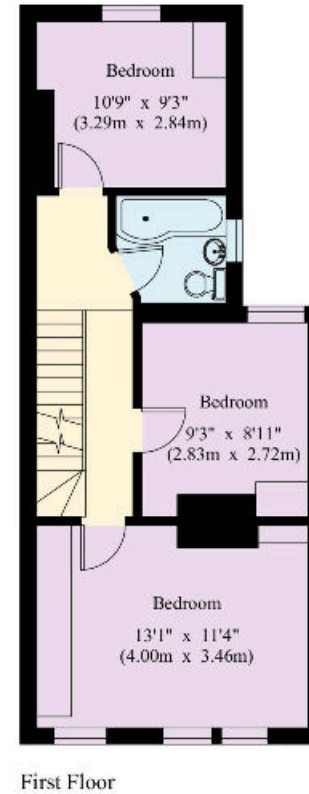
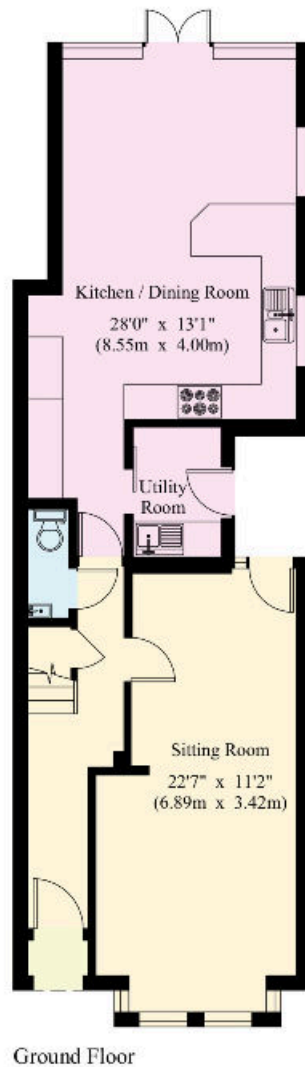
From Tunbridge Wells via the A264 Pembury Road, turn right into Sandrock Road. After the Church on the right-hand side, turn into St James Road. After 0.3 of a mile, turn right onto St James Park. At the T-junction, turn left and the property (No. 28) will be found after a short distance on the left-hand side.



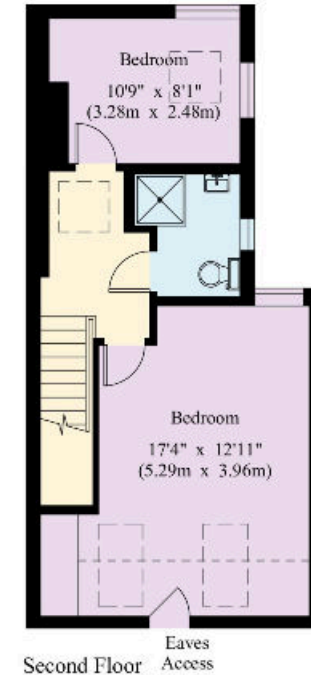


**Approximate Gross Internal Floor Area
159.0 sq m / 1711 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



----- Restricted Height



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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