



**Connells**

Hastings Road  
Pembury Tunbridge Wells



# Hastings Road Pembury Tunbridge Wells TN2 4PD

for sale  
**£240,000**



## Property Description

A wonderful chance to purchase a property which is on the market for the first time in 35 years. This maisonette gives you the chance to make it your own. In need of some TLC, you really can let your imagination run wild.

The accommodation comprises of, Private entrance into stairwell, Kitchen and Lounge on the first floor and Bedrooms one, two and the bathroom are located on the second floor. There is an allocated parking space to the rear as well as a private garden accessed via the side of the building.

Hastings Road is located within the popular Village of Pembury. Pembury is a popular village on the edge of Tunbridge Wells and offers local convenience store, take away restaurants and well regarded public houses. There is also a popular Primary school.

The property is approximately 3.5 miles away from Tunbridge Wells Town Centre where you will find further shopping facilities at the Royal Victoria Place Shopping Mall. Mainline stations nearby at either Tunbridge Wells or High Brooms both offering frequent train services to London and the South Coast.

## Agent Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details

## Entrance Hall

## Kitchen

8' 8" x 6' 7" ( 2.64m x 2.01m )

## Lounge

13' 9" x 9' 4" ( 4.19m x 2.84m )

## Bedroom One

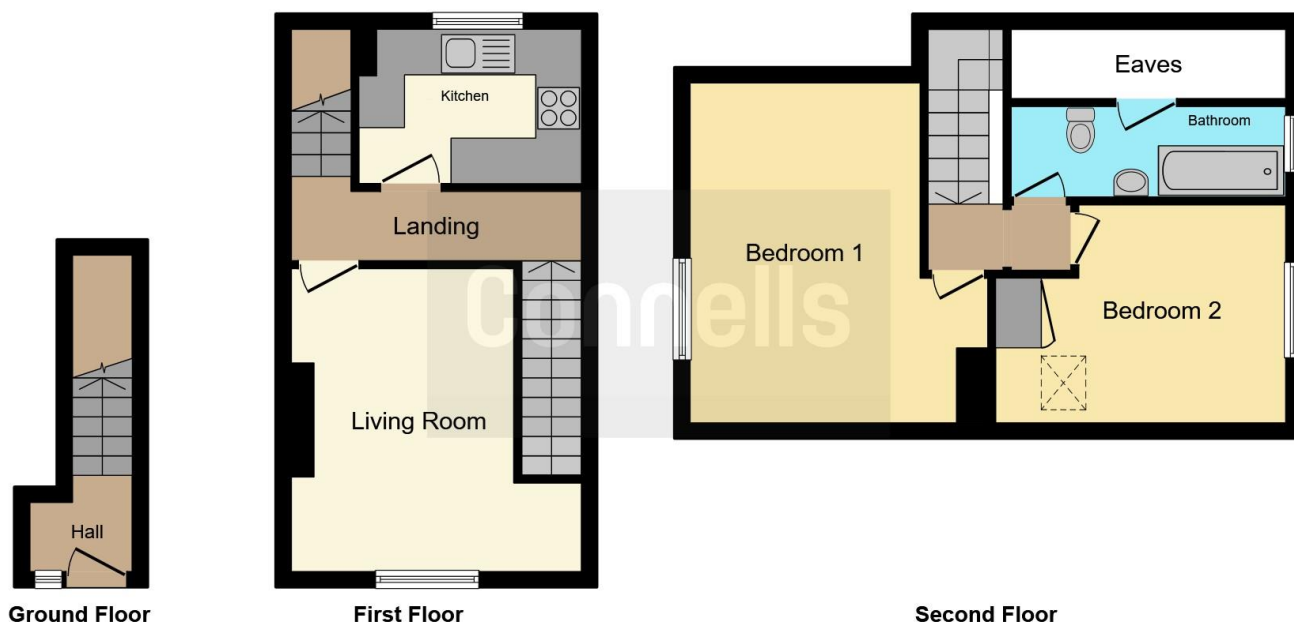
13' 10" MAX x 12' 10" MAX ( 4.22m MAX x 3.91m MAX )

## Bathroom

## Bedroom Two

11' 5" MAX x 9' 4" MAX ( 3.48m MAX x 2.84m MAX )





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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5 Vale Road  
 TUNBRIDGE WELLS TN1 1BS

**EPC Rating: E**

**view this property online [connells.co.uk/Property/TWL404502](http://connells.co.uk/Property/TWL404502)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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