



**Connells**

Monks Horton Sandhurst Road  
Tunbridge Wells

# Monks Horton Sandhurst Road Tunbridge Wells TN2 3JU

for sale offers in excess of  
**£300,000**



## Property Description

This magnificent, chain-free three-bedroom top-floor apartment offers an expansive approximately 1500 sq ft of elegant living space, complete with an allocated off-road parking space, visitor parking, charming communal gardens, and a single garage.

Nestled within a stunning period building, this property is ideally located just a short stroll from the High Brooms Mainline Railway Station, the bustling North Farm Retail Park, and the vibrant Town Centre. The spacious accommodation comprises a welcoming entrance hall, a delightful open-plan kitchen/diner, an inviting sitting room with a charming fireplace, a family bathroom, and three generously proportioned double bedrooms. While the property would benefit from a little modernisation, it presents the perfect opportunity to craft an impressive, bespoke apartment in one of Tunbridge Wells' most sought-after locations.

To the front, an allocated off-road parking space and a single garage offer convenience, while the peaceful communal gardens at the rear provide a serene retreat-ideal for savouring warm summer evenings in tranquil surroundings.

## Second Floor

### Communal Hall

### Entrance Hall

### Lounge/Dining Room

16' 4" Max x 18' Max ( 4.98m Max x 5.49m Max )

### Kitchen/Breakfast Room

22' 4" Max x 11' 5" Max ( 6.81m Max x 3.48m Max )

### Bedroom One

22' 8" Max x 12' 11" Max ( 6.91m Max x 3.94m Max )

### Bedroom Two

16' 4" Max x 14' Max ( 4.98m Max x 4.27m Max )

### Bedroom Three

13' Max x 12' 3" Max ( 3.96m Max x 3.73m Max )

### Bathroom

### Cloakroom

### Allocated Parking For One Car

### Garage

### Communal Gardens

## Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations- Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.

## Agents Note

Please note that this is a corporate entity and as such the property is to be marketed as sold as seen. Please be aware that limited information is available with regards to Property Information Form enquiries.









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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 TUNBRIDGE WELLS TN1 1BS

**EPC Rating: D**

Tenure: Leasehold

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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.



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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