



Hastings Road Pembury Tunbridge Wells TN2 4PD

for sale offers in excess of
£350,000



Property Description

Nestled in the heart of the village, this enchanting former fishmongers and shop has been lovingly transformed into a captivating two-bedroom maisonette, offering a rare blend of heritage and homely comfort. From the moment you step through its private front door, you're greeted by a sense of warmth and individuality that only a property with such a rich past can provide.

Bathed in natural light from its generous windows, the home boasts soaring ceilings and charming fireplaces that whisper stories of yesteryear. The ground floor unfolds into a welcoming entrance hall, a stylish bathroom, a cosy lounge, an elegant dining room, and a thoughtfully designed kitchen—each space brimming with character and charm.

Upstairs, two beautifully proportioned bedrooms await, accessed via a graceful landing that adds to the home's sense of space and serenity.

Outside, a tranquil rear courtyard garden offers a peaceful retreat, perfect for morning coffee or evening relaxation, while allocated parking adds a touch of modern convenience to this timeless treasure.

Ground Floor

Entrance Hall

Lounge

12' 3" Max x 10' 3" Max (3.73m Max x 3.12m Max)

Irregular Shape

Dining Room

12' 8" Max x 16' 3" Max Into Bay (3.86m Max x 4.95m Max Into Bay)

Irregular Shape

Kitchen

9' 5" Max x 10' Max (2.87m Max x 3.05m Max)

Bathroom

First Floor

Landing

Bedroom One

10' 4" Max x 8' Max (3.15m Max x 2.44m Max)
Irregular Shape

Bedroom Two

12' 2" Max x 11' 8" Max (3.71m Max x 3.56m Max)
Irregular Shape

Outside

Allocated Parking

Rear Garden

Location

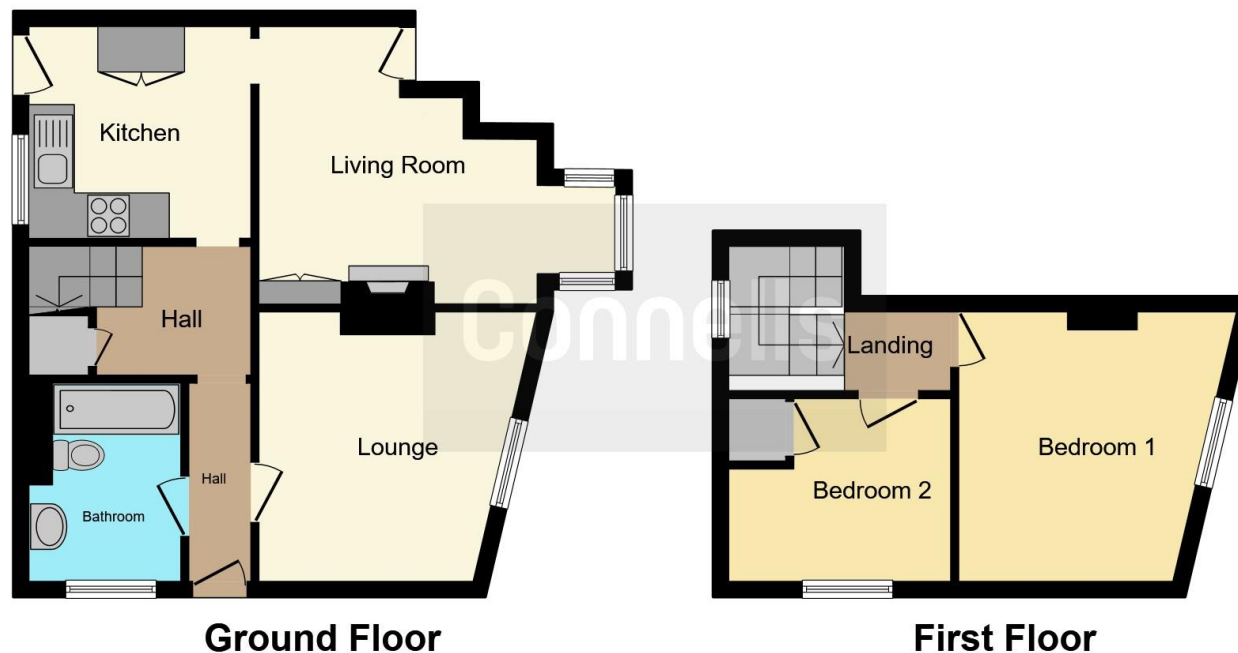
Pembury village is located to the North East of Tunbridge Wells and is surrounded by beautiful areas of open Wealden countryside. The village itself has a number of shops, public houses and restaurants suitable for everyday living, a well regarded primary school and excellent access not only to Tunbridge Wells but also to local trunk roads. Tunbridge Wells has a far wider range of social, retail and educational facilities to include a number of sports and social clubs and two theatres, a host of independent retailers, restaurants and bars principally located between the Pantiles and Mount Pleasant with a further range of principally multiple retailers at the Royal Victoria Place shopping centre and the nearby North Farm Retail Park. The town has a good number of highly regarded schools at all levels and two main line railway stations offering fast and

frequent services to both London termini and the South Coast with other railway stations being found at nearby Paddock Wood and Tonbridge.









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

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: F Council Tax
 Band: D

Service Charge:
 1000.00

Ground Rent:
 Ask Agent

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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