



Langton Road Tunbridge Wells TN4 8XA

for sale offers in excess of
£235,000



Property Description

This distinctive one-bedroom residence forms part of a charming converted building believed to date back approximately 150 years. Full of character and natural light, the property features a striking loft-style sitting room on the first floor, set within a vaulted roof space that enhances its unique appeal.

The open-plan kitchen is well-equipped, while the bathroom offers a classic white suite and a plumbed-in shower. On the ground floor, you'll find a generously sized double bedroom with built-in wardrobes & direct access to a private courtyard-perfect for relaxing or enjoying summer sunshine.

Ideally located within easy walking distance of the common and scenic pathways leading to the heart of Royal Tunbridge Wells, the property enjoys convenient access to an excellent range of shops, restaurants, cafes, and bars. The mainline station provides regular commuter services to London Bridge and Charing Cross.

Max)

Restricted Head Height

Bathroom

Outside

Patio

Ground Floor

Entrance Hall

Bedroom One

11' 9" Max x 9' 6" Max (3.58m Max x 2.90m Max)

First Floor

Kitchen/Lounge/Dining Room

17' 7" Max x 24' 3" Max (5.36m Max x 7.39m

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.

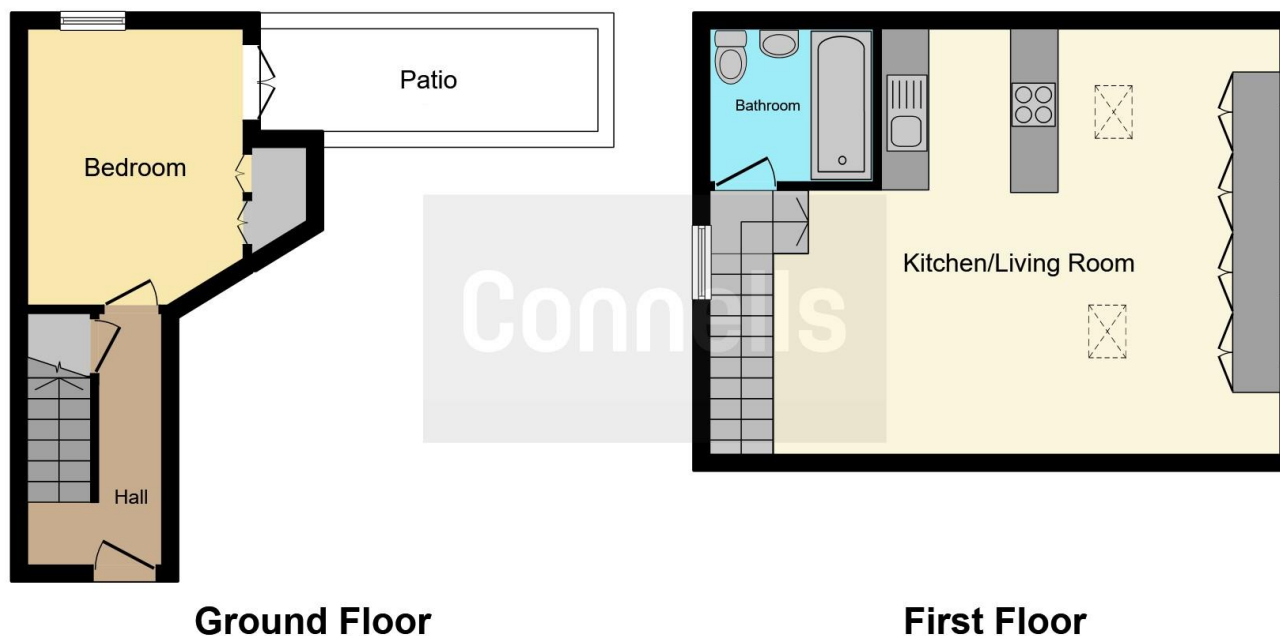
To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts 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.









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: C

Service Charge: Ask
 Agent

Ground Rent:
 200.00

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.



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