



Connells

Tarland House Bayhall Road
Tunbridge Wells

Tarland House Bayhall Road Tunbridge Wells TN2 4TP

for sale offers in excess of
£275,000



Property Description

This generously sized two-bedroom flat, located within the popular and desirable Tarland House, presents a fantastic opportunity for those seeking a property with incredible potential. While the flat would benefit from some TLC and modernisation, it offers a blank canvas for those looking to craft their dream home in an excellent location.

Boasting an abundance of natural light, the flat offers spacious rooms throughout. The welcoming sitting room provides ample space for comfortable living and entertaining, while the kitchen is of a good size, with enough room for a dining table - perfect for hosting family and friends. Additionally, the flat features excellent storage throughout, ensuring plenty of room to keep your home organised and clutter-free.

The property comprises two spacious double bedrooms. The master bedroom benefits from its own en-suite bathroom, offering privacy and convenience. A further family bathroom provides ample space for the needs of the second bedroom, making the layout well-suited for both families and those looking for additional guest accommodation.

Situated in a highly sought-after area, this flat is within close proximity to local amenities, excellent schools, and superb transport links, providing ease of access to the surrounding areas. Whether you're looking for your first home, an investment property, or a project to make your own, this property offers endless possibilities.

Communal Entrance Hall

Entrance Hall

Kitchen/Breakfast Room

12' 2" x 9' 6" (3.71m x 2.90m)

Lounge

11' 6" x 13' 3" (3.51m x 4.04m)

Bedroom One

20' 4" x 8' 11" (6.20m x 2.72m)

En-Suite

Bedroom Two

12' 1" x 7' 8" (3.68m x 2.34m)

Bathroom

Outside

Communal Rear Garden

Allocated Parking

Location

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available. Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals. For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool.









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

To view this property please contact Connells on

T 01892 547 966
E tunbridgewells@connells.co.uk

5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 1920.24

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406571

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TWL406571 - 0002