



Connells

Whyfield House Eridge Park
Eridge Green Tunbridge Wells

Whyfield House Eridge Park Eridge Green Tunbridge Wells TN3 9HA

For Sale Guide Price
£475,000



Property Description

NO ONWARD CHAIN – A rare opportunity to acquire a charming three-bedroom detached bungalow located at the end of a private lane off Bunny Lane in Eridge. This property offers immense potential for full refurbishment and redevelopment, subject to the relevant planning permissions. The current layout includes three generously sized double bedrooms, with bedroom two benefiting from an en-suite and built-in wardrobes. There is also a family bathroom, a welcoming entrance hall, a spacious lounge/dining room, a separate kitchen, a utility room, and a double garage with internal access.

The bungalow sits on a substantial plot with a large rear garden featuring an expansive lawn, and a patio area—ideal for outdoor entertaining or future landscaping. The home's position at the end of a private lane ensures peace and privacy. This property presents a fantastic opportunity to create a bespoke home in a highly desirable location, with scope to extend and develop to suit your vision.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-

refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Entrance Hall

Lounge/Dining Room

27' Max x 24' 3" Max (8.23m Max x 7.39m Max)

Kitchen

11' 9" Max x 15' 9" Max (3.58m Max x 4.80m Max)

Hall

Utility Room

8' 10" Max x 7' 9" Max (2.69m Max x 2.36m Max)

Bedroom One

20' 8" Max x 11' 8" Max (6.30m Max x 3.56m Max)

En-Suite

Bedroom Two

16' 1" Max x 14' 6" Max (4.90m Max x 4.42m Max)

En-Suite

Bedroom Three

12' 5" Max x 8' 4" Max (3.78m Max x 2.54m Max)

Outside

Driveway

Garage

18' 7" Max x 18' 6" Max (5.66m Max x 5.64m Max)

Rear Garden

Location

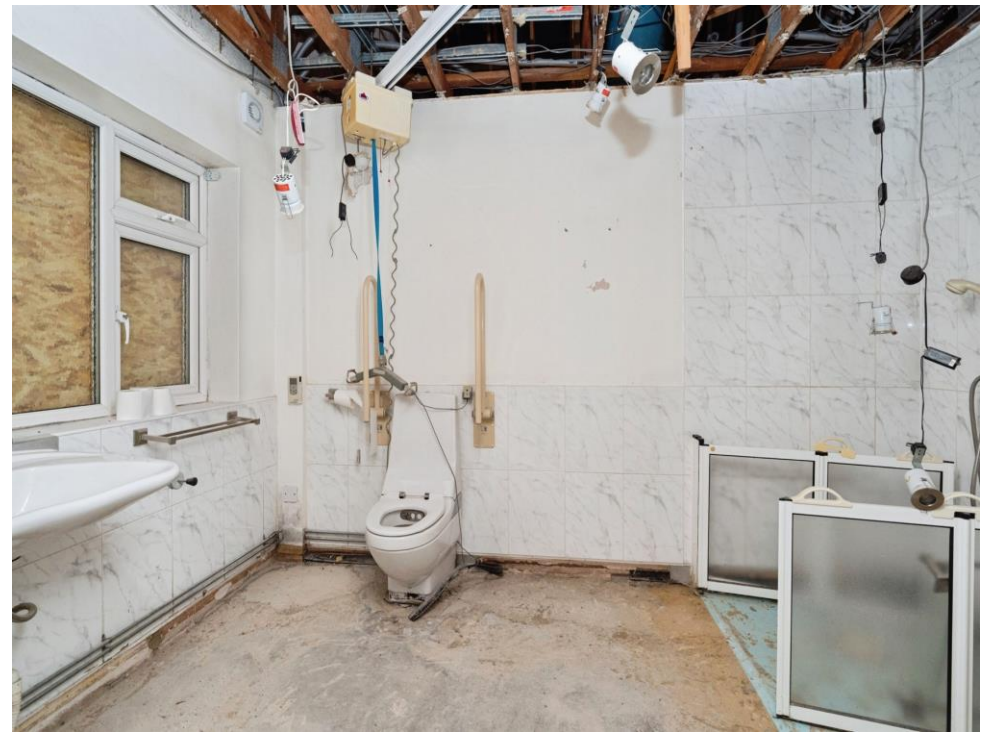
located less than a mile from the favoured southern side of Tunbridge Wells. The Pantiles, with its elegant Georgian colonnade, boutique shops, cafés, and restaurants, is within easy reach, as is the picturesque village of Frant just half a mile away.

For commuters, the nearby mainline train station offers fast and frequent services to Central London. Nature lovers will appreciate the proximity to Tunbridge Wells and Frant Commons, which provide scenic walking trails across heathland and woodland, leading to the iconic Wellington Rocks overlooking the cricket ground. The award-winning Bluewater Shopping Centre is just a 45-minute drive, and the coast can be reached in under an hour by train or car, making this location ideal for both convenience and lifestyle.

Agents Note

We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.









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

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: F Council Tax
 Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406550



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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