



Connells

St. Johns Road
Tunbridge Wells

St. Johns Road
Tunbridge Wells TN4 9UG

for sale offers in excess of
£375,000



Property Description

Step into this beautifully presented ground floor apartment, where character meets comfort in a home that's ready for you to enjoy from day one. Lovingly maintained throughout, this delightful property offers a rare blend of period charm and modern convenience, making it an ideal choice for first-time buyers, those looking to upsize, or anyone seeking a more manageable space without compromise.

The accommodation flows effortlessly, beginning with a welcoming kitchen that opens into a cosy dining area, complete with a striking feature fireplace – perfect for intimate dinners or relaxed evenings. Beyond, a stylish shower area leads to a well-appointed bathroom. To the rear, a generous double bedroom overlooks the private garden, creating a serene retreat, while to the front, a second bedroom with a bay window and original fireplace is currently used as a living room, offering flexibility to suit your lifestyle.

Outside, the private rear garden is a true haven – mostly laid to low-maintenance patio, ideal for alfresco dining or simply soaking up the sun. A substantial brick-built shed provides excellent storage, and with side gate access to the road plus an additional gate to the front garden, practicality is assured.

This is a home that invites you to settle in and start living – no renovations, no stress, just the perfect blend of charm and convenience.

Ground Floor

Communal Entrance

Lounge/Dining Room

12' 6" max x 11' 10" max (3.81m max x 3.61m max)

Kitchen

7' 5" x 10' 7" (2.26m x 3.23m)

Bedroom One

12' 9" x 12' 11" (3.89m x 3.94m)

Bedroom Two

15' 1" into bay x 13' 9" max (4.60m into bay x 4.19m max)

Bathroom

Outside

Front Garden

Courtyard Rear Garden

Agent's Note

The terms of the lease is 99 years from 1986 which means there are currently 60 years remaining. The length of lease remaining may impact on mortgage lending requirements. Interested parties should make further enquiries.

Agent's Note

The current owner has informed us that they are currently trying to extend the lease prior to a completion. Interested parties should make further enquiries.

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 floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: D Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/TWL406460](https://www.connells.co.uk/Property/TWL406460)

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



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