



17 Church Road, Tunbridge Wells, Kent TN1 1LG

Guide Price £1,075,000 Freehold

When experience counts...

est. 1828  
**bracketts**

For sale for refurbishment and remodelling and affording the penultimate opportunity to buy a blank canvas in Belvedere Terrace (10 rendered properties), this one with a feature Dutch-style gable comprising a five storey terraced building, currently office accommodation with Planning Permission to convert to a single residential dwelling extending to 3,780 sq. ft. (351.1 sq. m.). The property retains some original character features of the early Victorian period, dating from the 1840s, and has a south-facing rear garden extending to 87.5 ft. (26.7m.) and is to be conveyed with a total of five off road parking spaces.

Belvedere Terrace enjoys an absolutely prime central location being within a few hundred yards of Tunbridge Wells station, access onto the Common and Royal Victoria Place and the pedestrianised shopping precinct. All of the town's retail, entertainment and assorted bars and restaurants are within easy striking distance.

- 3,780 Sq.Ft. (351.1 Sq.M.) Gross Internal Area
- Refurbishment Opportunity
- Period Listed Building
- Unique Opportunity
- Indicative Layout Providing Potentially 6 Bedrooms and 3 Reception Rooms
- No Forward Chain
- Parking for 5 Vehicles
- Prime Central Location
- "Belvedere Terrace"





## 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. 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 and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.



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Gross Internal Area  
Approx  
3780 sq ft (351.1 sq m)

