



Mount Ephraim, Tunbridge Wells, Kent, TN4 8AE

Guide Price £700,000

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An opportunity to create a striking town house **currently an office building** that forms part of the Georgian bow fronted terrace in a prime central location (change of use of office to original use as a single dwelling house has been obtained Planning Ref: 22/00310/FULL). Indicative plans form a 1,791 sq ft home over four floors with potential accommodation comprising basement level with underground parking space access from the rear via Culverden Street where there is also a spacious gym, home cinema and cloakroom. The ground floor entry level from Mount Ephraim incorporates a generous kitchen dining room, which opens to a living room with bow window, a cloakroom and utility room. On the first floor a principal bedroom with bow, en suite bathroom and dressing area, there is a further bedroom to the rear of the building and doors to a terrace area to the rear of the building. On the top floor there are two further bedrooms and a family bathroom.

Located in a central position on Mount Ephraim, just to the north of the town centre in within a few 100 yards of shops, amenities and access to the Royal Victoria Place Shopping Centre and pedestrianised precinct. The building is almost opposite the Wells Free School and has footpaths onto the “Common” a unique feature of Tunbridge Wells life with 256 acres of foot and bridal paths. The station, High Street and Pantiles are all within half a mile and so the building is extremely well located for all that the town has to offer.

- Freehold with Vacant Possession
- Planning Consent for change of use to Single Dwelling House - approx. 1,791 sq ft
- Prime Central Location
- Unique Opportunity
- Indicative Layout providing potentially 4 Bedrooms & 3 Reception Room
- Parking for One Vehicle





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 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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Existing Site Location Plan
Scale 1:1250 @ A3

Total site area: 68 sq.m

