



Holly Bank, Sandhurst Road, Tunbridge Wells, Kent TN2 3SP

Guide Price £475,000 Freehold

When experience counts...

est. 1828
bracketts

Coming to the market with no onward chain is this charming character cottage which enjoys far reaching views to the horizon towards St Johns. This attractive Victorian end-of-terraced home is deceptively spacious and arranged over two floors. The formal front reception has a feature fireplace with attractive matching antique double door dwarf cupboards either side, whilst the rear reception room is particularly large and has an open fire and stunning window, plus a door to the garden with views to the horizon. The dual aspect fitted kitchen has integrated appliances and side access. The first floor has three bedrooms and a family bathroom, with all of the rear windows enjoying fine views. Externally, there is closeboarded double gates opening to a concealed driveway which leads to a garage at the end of the garden and parking for several cars. The garden has an established range of shrubs and perennials with patio area, again with fine views. Under separate Title and available for an additional £30,000 is an adjacent area of land with potential to accommodate a further garage, off street parking or a larger garden.

- No Onward Chain
- Character Features
- End-of-Terrace
- 2 Reception Rooms
- Fitted Appliances
- 3 Bedrooms
- First Floor Bathroom
- Off Street Parking
- Garage
- Garden
- Council Tax Band: D





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because of 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.

Agent's Note

The seller advises that the marks on the brickwork by the front door of the property date from 1870 when the first Ordnance Survey of Royal Tunbridge Wells was conducted and indicates the height of the property above sea level.

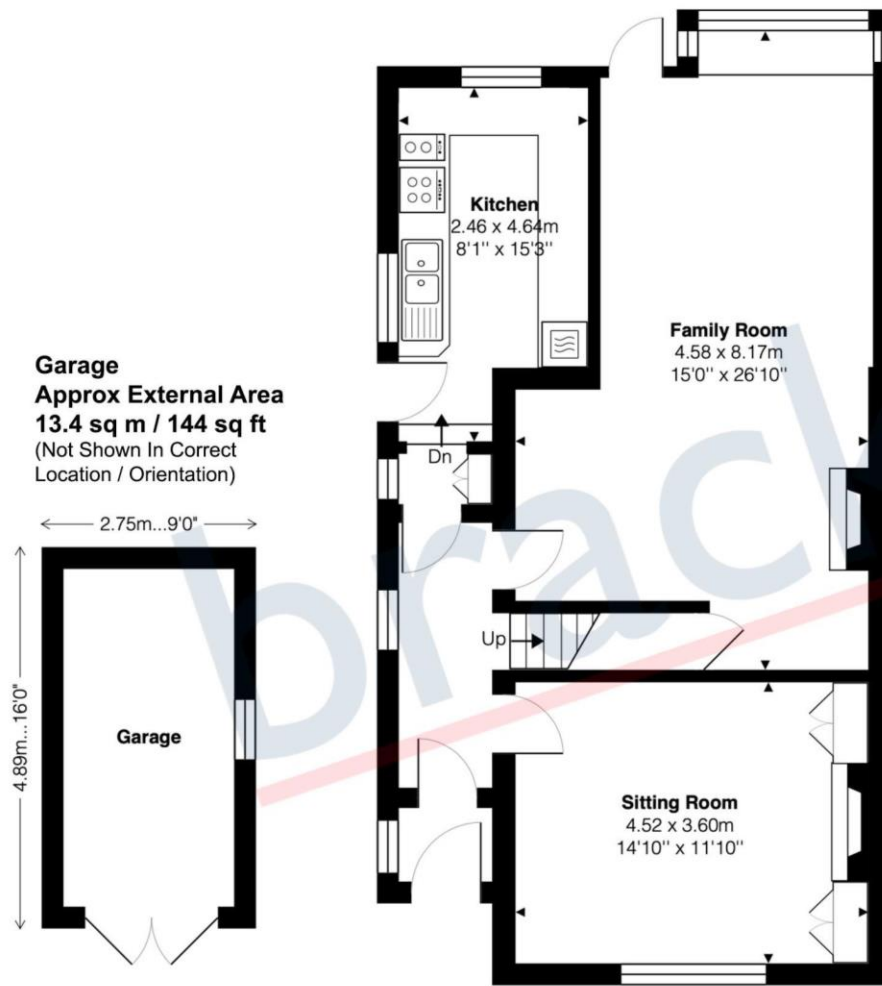
There is a right of way at the rear in favour of the two mid-terraced homes.



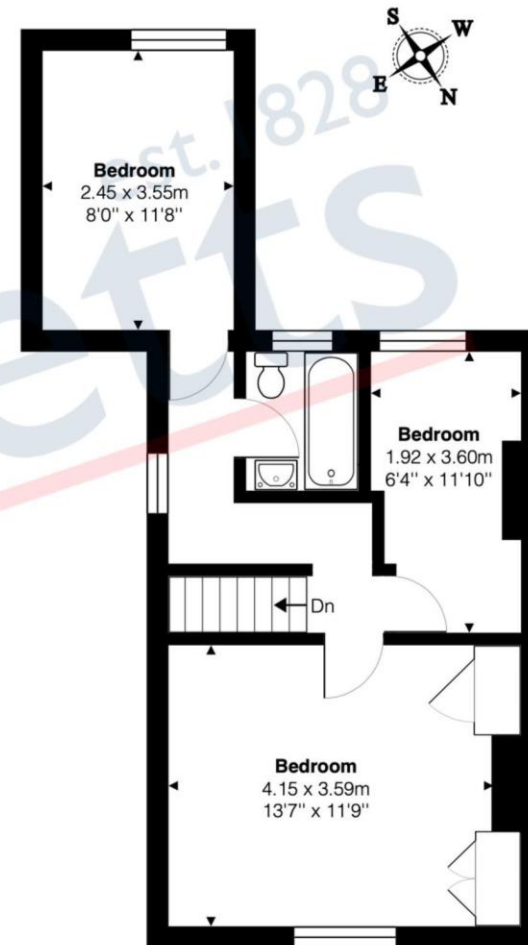
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Gross Internal Area Approx 110.1 sq m / 1185 sq ft
(Excluding Garage)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



Ground Floor
Approx 67.9 sq m / 731 sq ft



First Floor
Approx 42.2 sq m / 454 sq ft