



Flat 2, 44 Pennington Road, Southborough, Tunbridge Wells, Kent TN4 0SL

Guide Price £499,950 Share of Freehold

When experience counts...

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Located on the first floor of this impressive detached Victorian Villa and set well back from the road on one of the village's most sought-after roads. There are stunning countryside views to the horizon from the front windows and this apartment is within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops. Access is from the rear, from an external staircase to its own front door, into a split level entrance hallway from which there are doors to all rooms. There is a useful cloakroom on the lower level and a large kitchen/diner is located at the rear and has dual aspect. The principal bedroom has a handsome period fireplace and window to the front with views across the valley. Bedroom two is also a double, with its own hidden wash hand basin, and aspect to the rear. The modern bathroom has a shower/bath, corner and travertine tiling. The living/dining room has a central fireplace and countryside views over the valley to the horizon. There is a brick built garage at the rear and on the LHS (with your back to the house) is a generous garden with large patio area and bbq/pizza oven, together with a plethora of shrubs and perennials.

- Large Victorian Villa
- First Floor
- Share of Freehold
- 2 Double Bedrooms
- Modern Bathroom
- Modern Kitchen
- Views to Horizon
- Own Garden
- Garage
- NO ONWARD CHAIN





LOCATION:

Southborough lies just north of Tunbridge Wells with the A26 road passing through it. It is fondly known for its quintessentially English Village Green, home to many a cricket match and a majestic church bordering the green, with woodland walks that connect to the local area.

Conveniently located for access to Tonbridge and the A21 which links to the M25 network and south coast.

The Tonbridge schools, which include the grammar schools, are accessible by bus, as well as the Tunbridge Wells schools and facilities.

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.

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.

TENURE / OUGOINGS:

The property is Leasehold with a one-third Share of Freehold

Lease Term: 200 years from 24 June 1961

Service Charge: as and when required

OTHER INFORMATION:

Council Tax Band: D



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