



2 Lions Villas, Station Road, Groombridge, Tunbridge Wells, Kent TN3 9QZ

Guide Price £495,000 Leasehold

When experience counts...

est. 1828
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An attractive Victorian semi-detached house with a feature gable and decorative quoins to its front elevation and some tile hanging under a pitched roof. The property is considered to be in neat order throughout and features gas fired central heating and double glazed windows. There is an L-shaped garden which enjoys a south-westerly aspect and has a wide path / seating area immediately to the rear of the property accessed from both the kitchen and study. This, in turn, gives way to lawn, borders and a pedestrian right of way to the rear. The property enjoys an extremely central location within the village, being within 100 yards of a well-stocked general store and an independent bakery, access to the village's recreation ground and institute of similar distance. The highly regarded St Thomas primary school is about 0.25 of a mile away, the proximity of these amenities makes the property an ideal family home or suitable for a retiree wanting to be close to the centre of the village. The property is offered for sale free of any forward chain and is highly recommended for inspection.

- Semi-Detached Victorian House
- Central Village Location
- Characterful Accommodation
- 2 Reception Rooms
- Cloakroom/WC
- 3 Bedrooms (2 to first floor, 1 to ground floor)
- Family Bathroom
- South-West Facing Rear Garden
- Gas Central Heating
- Double Glazed Windows and Doors





LOCATION:

The picturesque and popular village of Groombridge, home to approximately 1,600 residents, straddles the Kent and East Sussex border and abounds with foot and bridle paths into neighbouring countryside.

As a village it provides day-to-day amenities with a well-stocked general store, independent bakery and post office. There is also the highly regarded St Thomas' primary school and a large regularly used Village Institute which houses a daily pre-school. There is also a doctors' surgery, 3 places of worship and 2 public houses.

The towns of Tunbridge Wells and Crowborough are both equidistant (about 5 miles) and offer more comprehensive shopping and cultural amenities, alongside secondary education.

Eridge station is about 2 miles away accessing London Victoria and London Bridge stations in about 1 hour. Gatwick Airport is approximately 22 miles away.

Additional Information:

Council Tax Band: C

Lease information:

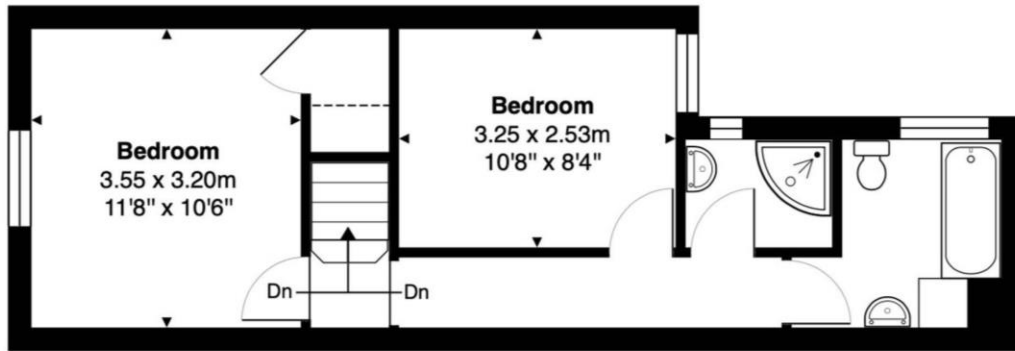
The property is Leasehold with a 999 year Lease from 16 June 1865

Ground rent: £0

Service charge: £0

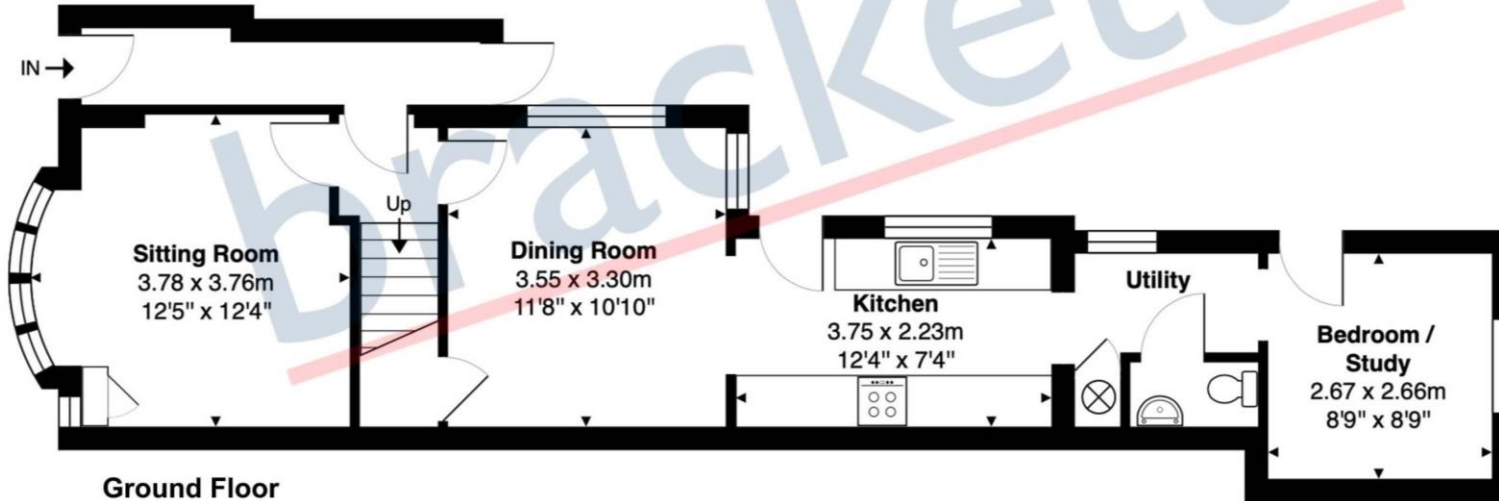


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Gross Internal Floor Area Approx
958 sq ft (89 sq m)

First Floor
Approx Internal Area
382 sq ft (35.5 sq m)



Ground Floor
Approx Internal Area
576 sq ft (53.5 sq m)

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Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

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		
		80
	56	
England & Wales		EU Directive 2002/91/EC
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