



1a Broomhill Park Road, Tunbridge Wells, Kent TN4 0JY

Guide Price £825,000 Freehold

When experience counts...

est. 1828  
**bracketts**

A rare opportunity to acquire a significantly extended detached property enjoying a most convenient position, set in a mature tree-lined road, close to Southborough's local amenities having foot and bridle paths closeby and the Common itself within a mile. Tunbridge Wells town centre and the Royal Victoria Place shopping centre are just over two miles distant, there are mainline railway stations at High Brooms (1.5 miles) and Tonbridge (3 miles). Access onto the A21 is a similar distance. Most recently utilised as a 'house in multiple occupation' by the current owners, with accommodation over three floors and comprising four reception areas to the ground floor, alongside ancillary rooms and a total of ten bedrooms, two of which have en suite facilities, plus a further five bedrooms sprinkled about the building, which provides a total of 3,881 sq ft / 360 sq m and affords tremendous potential as a rental business, a house and income or could possibly convert into multiple units (subject to the necessary Local Authority consents).

- No Forward Chain
- Gas Fired Central Heating
- Double Glazed Windows and Doors
- Fire and Security Systems
- South Facing Gardens





## 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. 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.

**Additional Information:** Council Tax Band: G



**Important Notice:** Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



**Energy performance certificate (EPC)**

19 Dromsill Park Road TUNBRIDGE WELLS TN11 0JY	Energy rating <b>D</b>	Valid until 18 October 2034
		Certificate number 9908-1208-7204-9313-1804

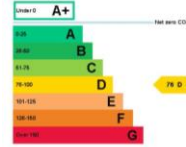
Property type: Residential Spaces  
Total floor area: 320 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A+ to E.

**Energy rating and score**

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

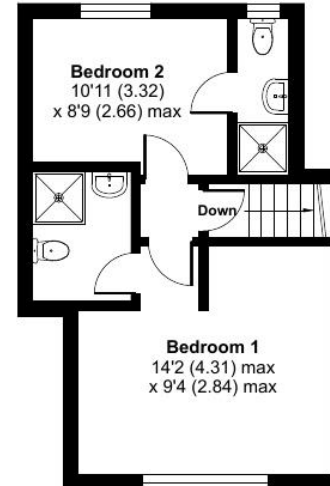
**How this property compares to others**

Properties similar to this one could have ratings:

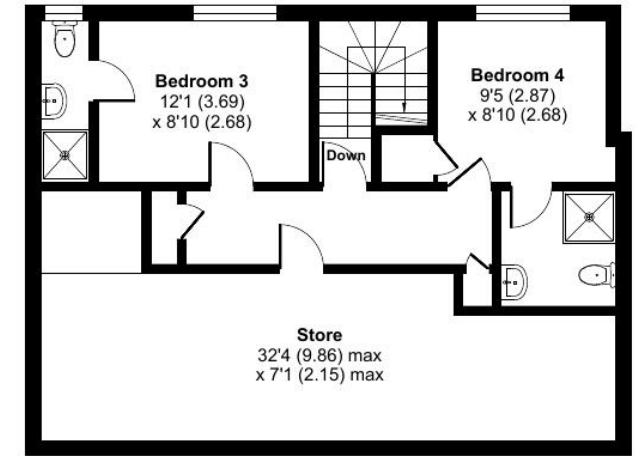


Approximate Area = 3881 sq ft / 360.5 sq m

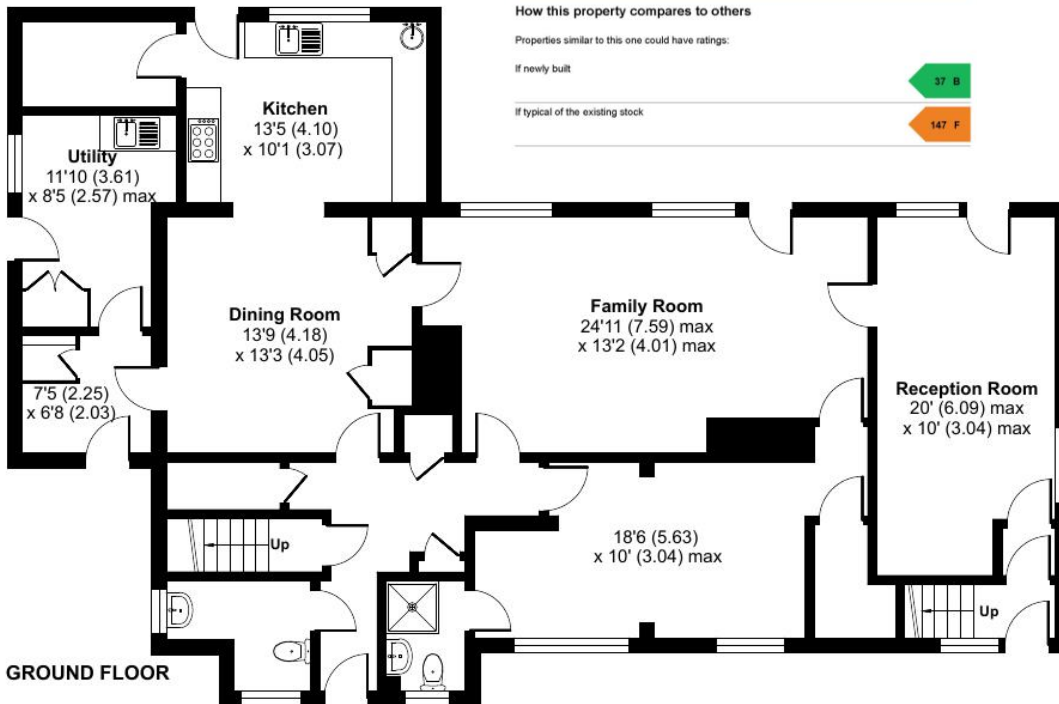
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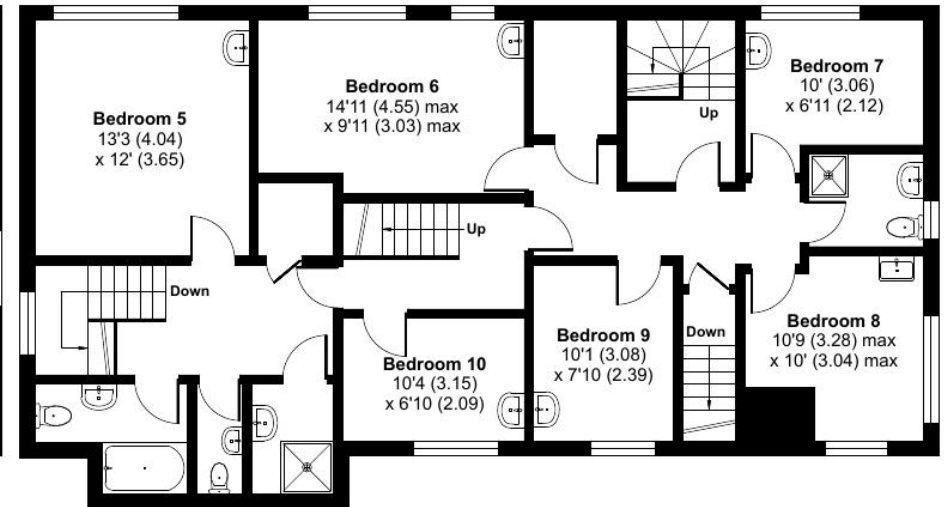
SECOND FLOOR 2



SECOND FLOOR 1



GROUND FLOOR



FIRST FLOOR