



49 Rochdale Road, Tunbridge Wells, Kent TN1 2JD

Guide Price £450,000 Freehold

When experience counts...

est. 1828  
**bracketts**



A wonderful opportunity to acquire a late Victorian town house affording flexible accommodation of just over 1,000 sq. ft. extending over four floors, the property occupies a convenient position within the St James' area of Tunbridge Wells and backs directly towards the Grosvenor Recreation Ground which combines with Hilbert Recreation Ground - a superb open green space in the heart of the town. In all, the property affords the potential of four bedrooms, alongside two reception rooms, although could be utilised in a different configuration, if required. On the lower ground floor, the kitchen is fitted with a U-shaped sweep of work surfaces to part of three walls with an inset sink and a four ring gas hob, generous storage, integrated dishwasher, pan drawer and cupboards, above which are wall cupboards, one of which houses the gas fired boiler. Radiator. Window and door to the rear. Also on this floor is a reception room and a utility room with WC. There is a modern bathroom/WC on the first floor and located on the top floor is the principal bedroom with a Juliet balcony overlooking the Park. The property has gas central heating, replacement double glazed windows and is offered for sale free of any forward chain. This property is unhesitatingly recommended for an early inspection.

- A Late Victorian Town House
- Convenient St James' Area
- Flexible Accommodation over 4 Floors
- Well Presented Throughout
- 2 Reception Rooms
- 4 Bedrooms
- Modern Bathroom
- Decked Garden
- Viewing Recommended
- Council Tax Band: C





## 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.

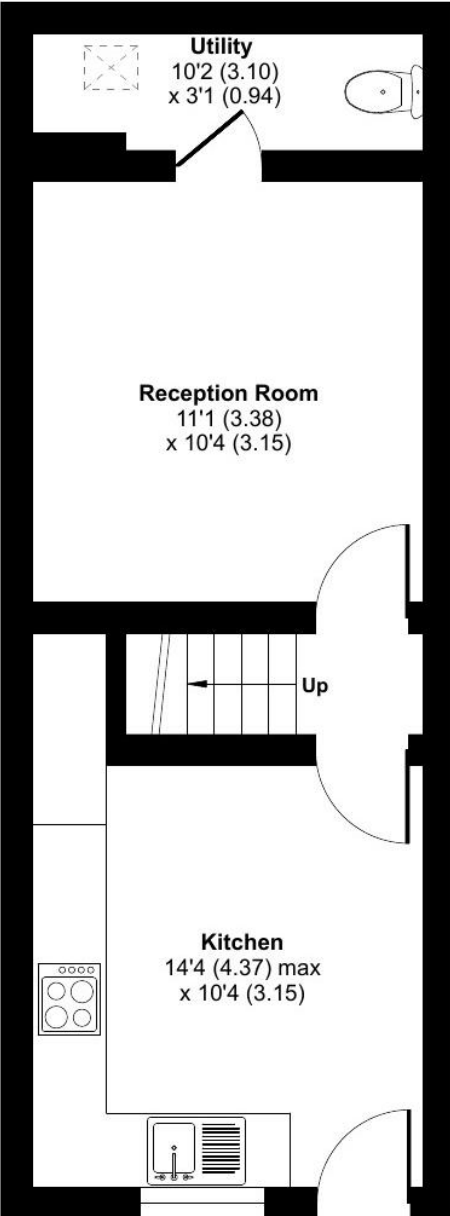


**Important Notice:** Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations 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.

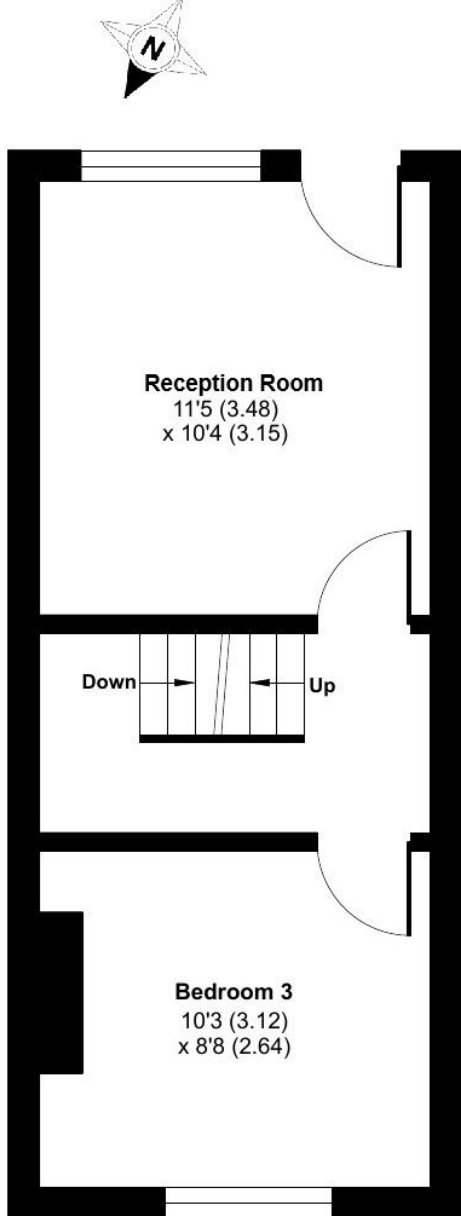


Approximate Area = 1037 sq ft / 96.3 sq m

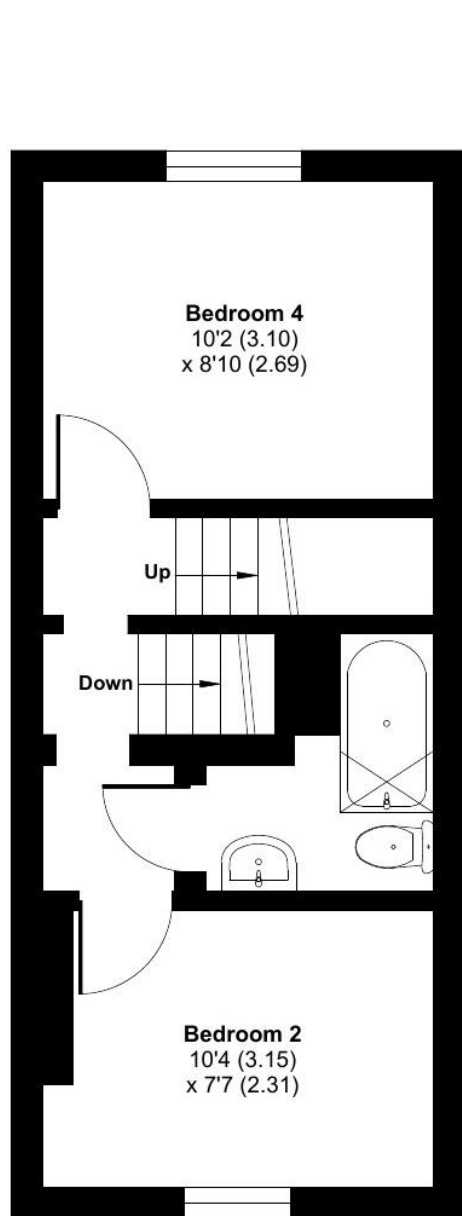
For identification only - Not to scale



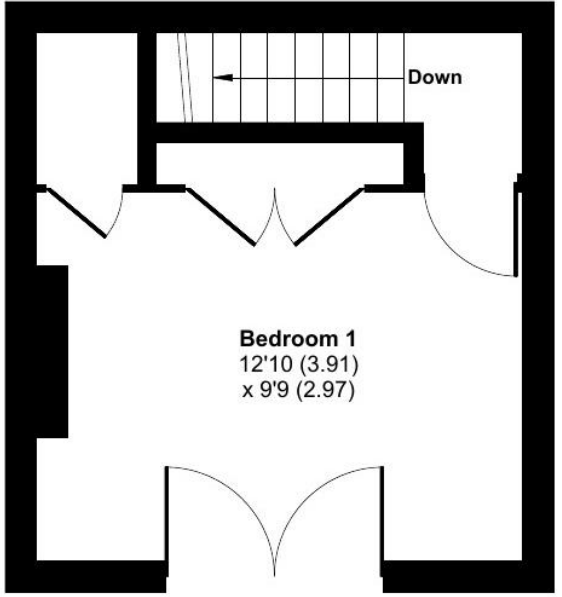
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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			
		70	83
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

27-29 High Street  
Tunbridge Wells, Kent TN1 1UU  
01892 533733  
tunbridgewells@bracketts.co.uk

When experience counts... **bracketts** est. 1828