



3 Grove Hill Mews, Grove Hill Road, Tunbridge Wells, Kent TN1 1BN

Guide Price £450,000 Freehold

When experience counts...

est. 1828  
**bracketts**

An unusual opportunity to acquire a property set within a characterful mews centrally within the town that is offered for sale free of any forward chain. The property is in neat order throughout and affords gas fired central heating.

The ground floor accommodation comprises an open plan reception room with kitchen area. The kitchen comprising an L-shaped sweep of work surface inset with an electric hob and sink, there are hand painted door fronts and an oven, plus matching wall cupboards. To the ground floor, there is also a garage which could be converted into accommodation, subject to the necessary Local Authority Consents/Regulations. Upstairs, there is a bright landing, two bedrooms and a bathroom/WC. There is a courtyard area and parking to the front.

- Characterful Mews Setting
- Prime Central Location
- No Forward Chain
- 2 Bedrooms
- Bathroom
- Open Plan Living Space
- Garage (with Potential)
- Unusual Opportunity
- Neat Order Throughout





## LOCATION:

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: D

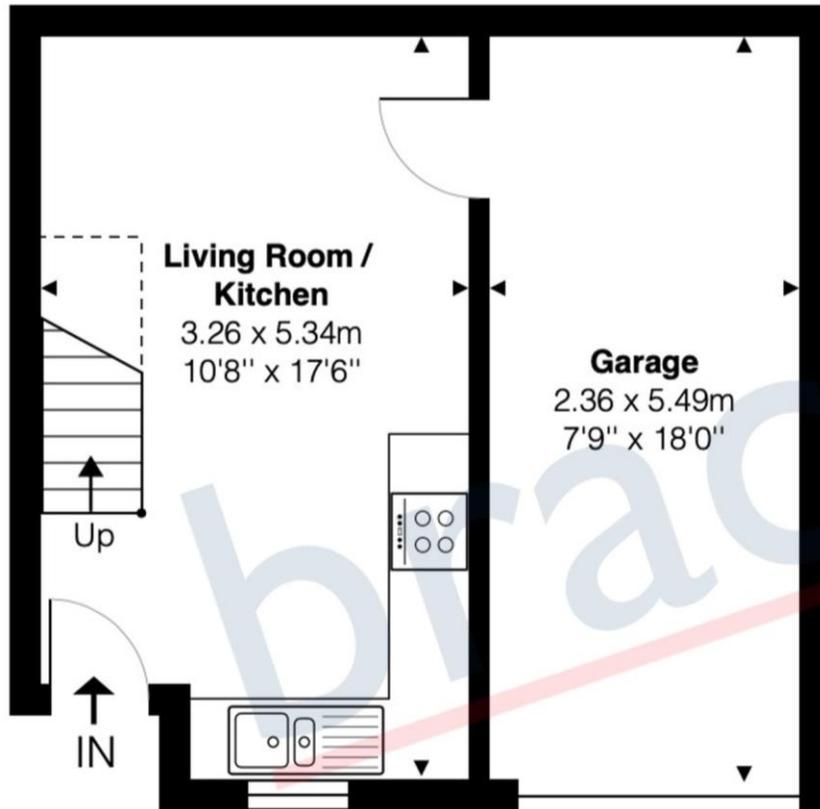


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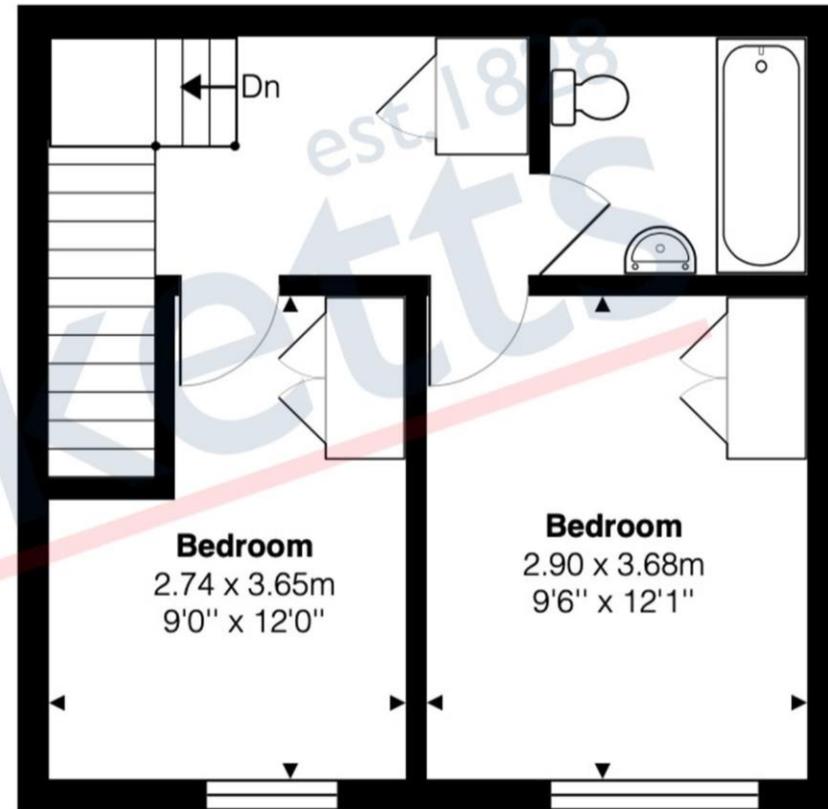
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Gross Internal Area**  
**Approx**  
**676 sq ft (62.8 sq m)**  
 (Including Garage)



**Ground Floor**  
**Approx Internal Area**  
**327 sq ft (30.4 sq m)**  
 (Including Garage)



**First Floor**  
**Approx Internal Area**  
**349 sq ft (32.4 sq m)**