



69b Upper Grosvenor Road, Tunbridge Wells, Kent TN1 2DZ

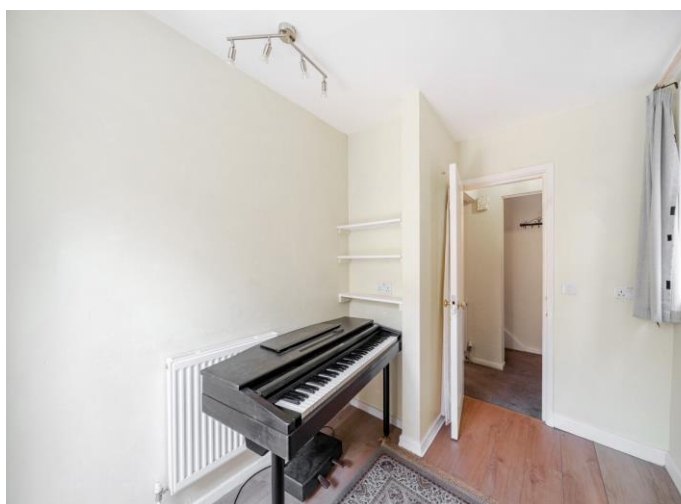
Guide Price £245,000 Share of Freehold

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A wonderful opportunity to acquire a converted duplex apartment that is offered for sale free of any forward chain. Unusually, the property benefits from its own front door and a substantial courtyard area accessed directly from the rear of the building. The property enjoys a convenient location towards the town end of Upper Grosvenor Road, being convenient for the Royal Victoria Place Shopping Centre and central amenities. Set to the side of the building and accessed via its own front door there is an entrance hall with storage, bedroom 1 with window to rear, bedroom 2 with door accessing the courtyard garden, bathroom/WC and staircase to ground floor with an appealing reception room, which has high ceilings and character features and a galley-style, kitchen area with cooker and sink, twin windows overlooking the rear where there is a good-sized courtyard, private to the use of this apartment. Being offered for sale free of chain. An early viewing is strongly advised.

- Converted duplex apartment
- Prime town centre location
- Two bedrooms
- Bathroom / WC
- Living room with kitchen area
- Spacious courtyard over two levels
- Southwest facing
- Victorian conversion
- Ideal first home
- No forward chain





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.

Tenure and Outgoings:

Lease: 978 years remaining

Service Charge: Payable when required

Ground Rent: £33.00 per annum

Additional Information:

Council Tax Band: A

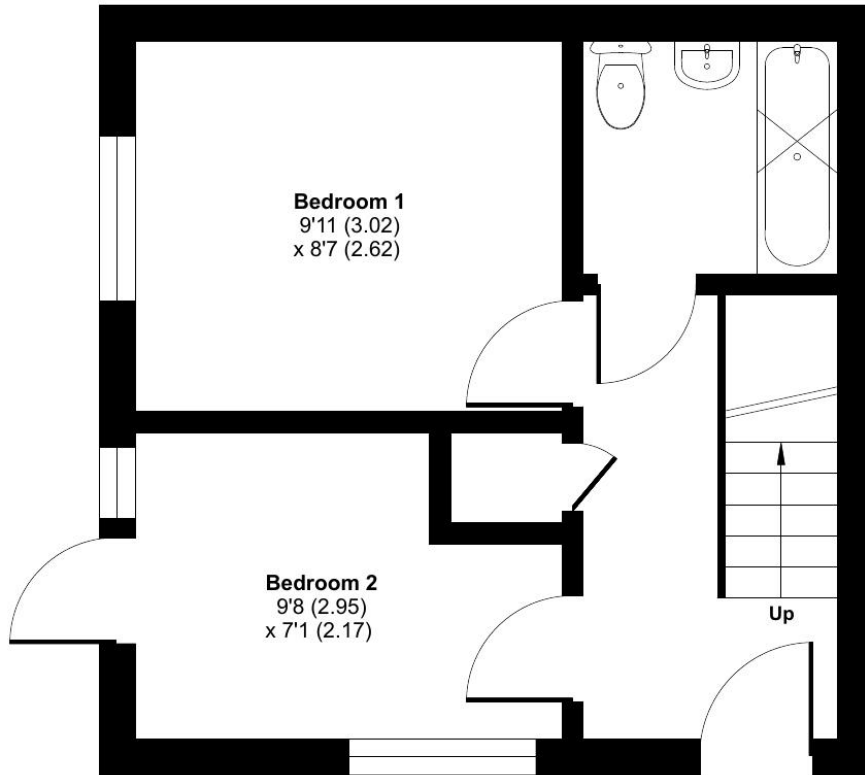


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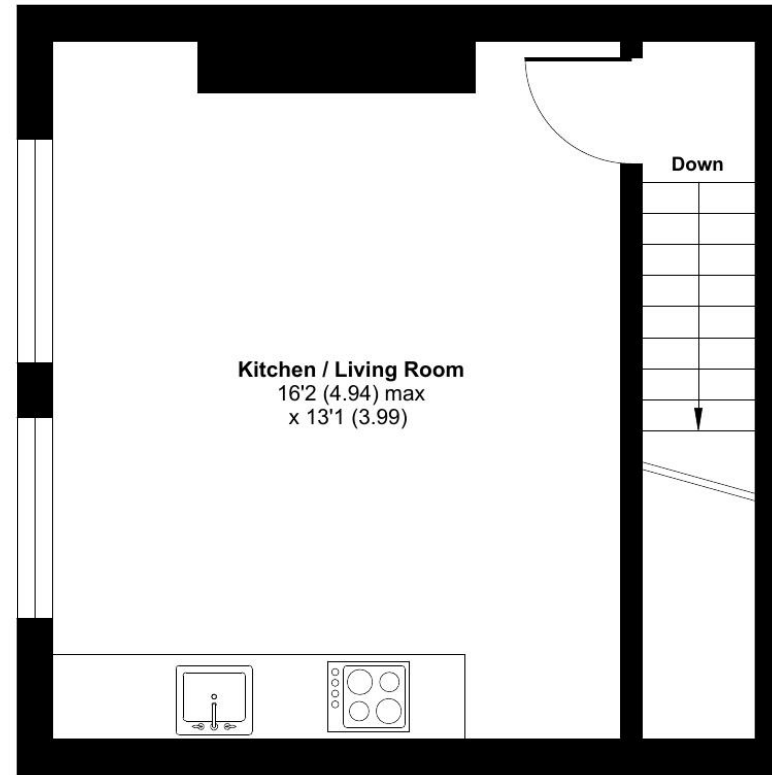
Upper Grosvenor Road, Tunbridge Wells, TN1

Approximate Area = 528 sq ft / 49 sq m

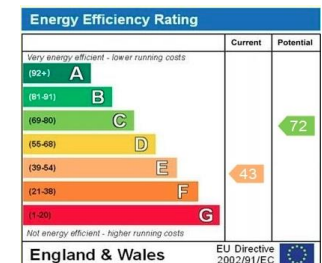
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LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Bracketts llp. REF: 1306951

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