



59 Sherwood Road, Tunbridge Wells, Kent, TN2 3LD

Guide Price £255,000 Share of Freehold

When experience counts...

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bracketts

Set well back from the road, this spacious ground floor apartment benefits from its own private entrance and offers well-proportioned accommodation throughout. A generous hallway provides access to all rooms. The reception room features doors opening onto the front garden, creating a light and inviting living space. The modern kitchen and bathroom have been thoughtfully updated, and both bedrooms enjoy views over the rear garden. Outside, the property offers the rare advantage of both front and rear private gardens, providing ample outdoor space for relaxing, entertaining, or gardening. Conveniently located within easy reach of local amenities, transport links, and nearby green spaces, this home presents an excellent opportunity for a range of buyers including first-time purchasers, downsizers, or investors.

- Ground Floor Apartment
- Own Entrance
- Set well back from road
- Large front and rear gardens
- Reception room
- Modern Kitchen
- Modern Bathroom
- Good Decorative Order
- Gas central heating
- Double glazing





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.

Leasehold Information:

125 years from 20 June 1988
Ground Rent: £10 per annum
Service Charge: TBC

Additional Information:

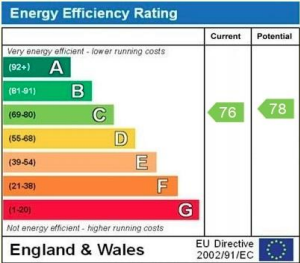
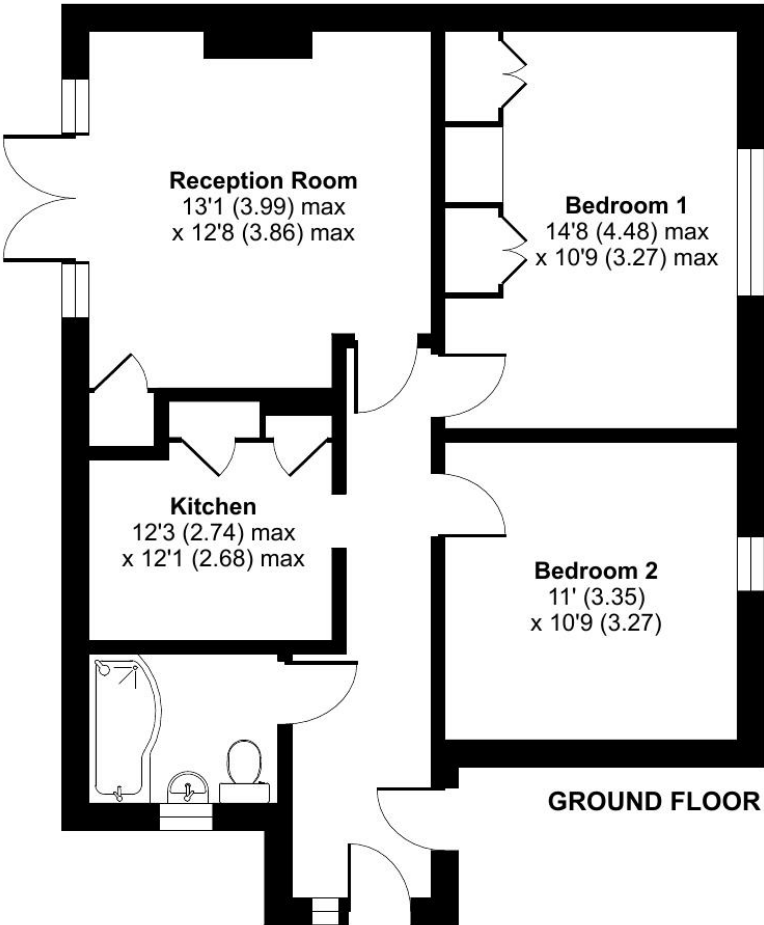
Council Tax Band: B



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Approximate Area = 675 sq ft / 62.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2025. Produced for Bracketts llp. REF: 1311088

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