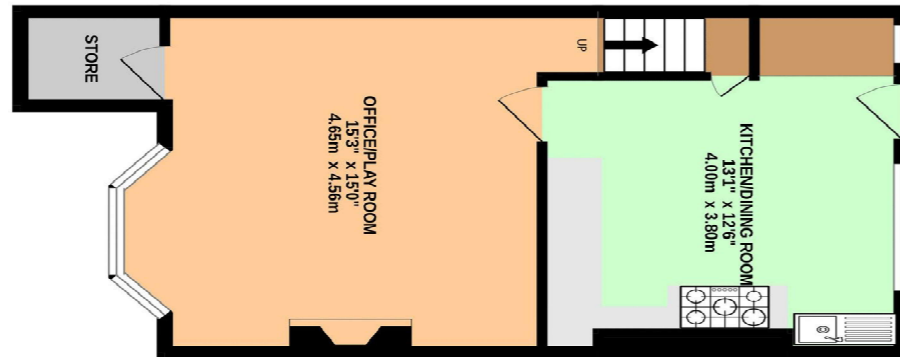
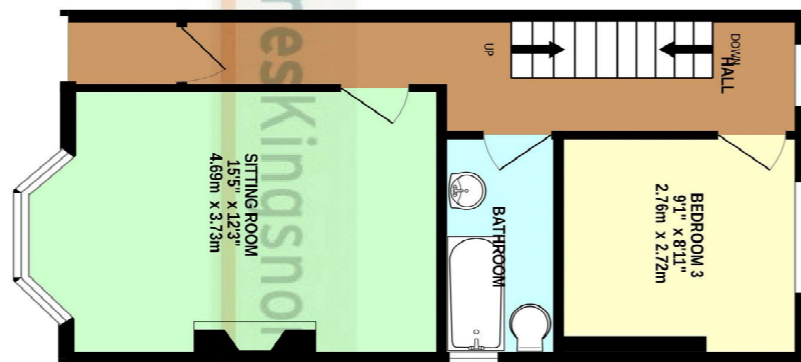


**Barnes Kingsnorth offices at:**  
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

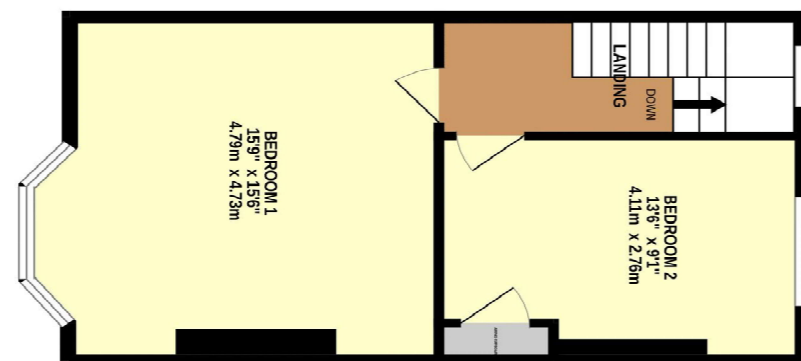
# BarnesKingsnorth



LOWER GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



GROUND FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.5 sq.m.) approx.

HASTINGS ROAD PEMBURY

TOTAL FLOOR AREA: 1267 sq.ft. (117.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Hastings Road, Pembury, Tunbridge Wells, Kent, TN2 4JS**

**£580,000 Freehold**

Viewings strictly by appointment with the agent  
 Tel: 01892 822880  
[www.bkestateagents.com](http://www.bkestateagents.com)

**AGENT'S NOTE:** Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



2



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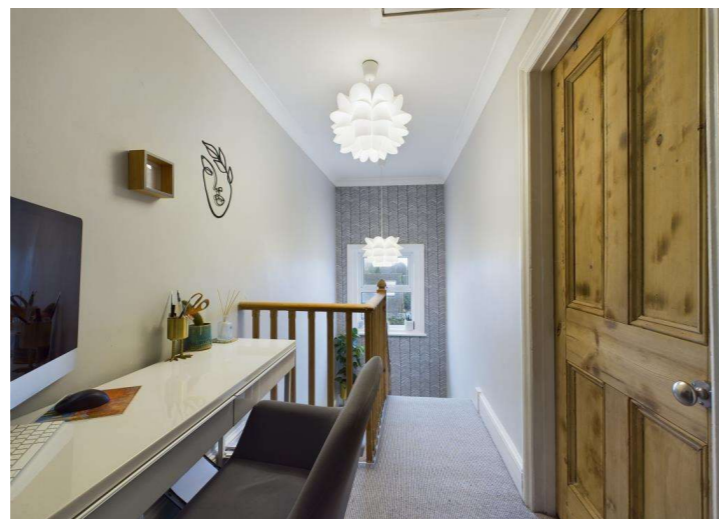
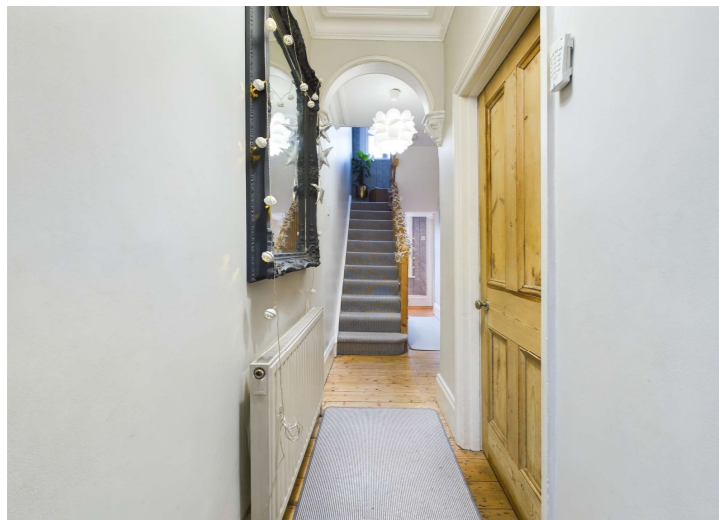
1

### THE PROPERTY

This handsome, End of Terrace property, has been stylishly improved by the current owners and now offers both characterful and well-appointed accommodation. Built in the Victorian Era, over three floors, the versatile layout is ideal for busy family life and will certainly impress. Attractive, arched entrance to doorway and traditional hallway with stripped pine flooring and stairway to all levels. The ground floor has a charming sitting room with lovely bay window, chimney breast with recess to either side and plenty of space for comfy seating & relaxing. There is a contemporary bathroom with crisp, white fittings and smart tiling along with Bedroom 3 which enjoys garden aspect. Stairs down to the lower ground floor where you will find the spacious family room, with fireplace & log burner, attractive bay window. and deep, walk in store cupboard too. This 'heart of the home' will be that 'multi-purpose room you always wanted, be it playroom, homework, TV, office or just the family relaxing together. Door into the kitchen/dining room, fitted with units & worktops and plenty of space for a good size dining table. There is a large window and door to the garden and the white goods & range cooker are available by separate negotiation. Stairs from the hallway to the first floor where there are two double bedrooms .....Bedroom 2 having fitted cupboards and garden view and the master bedroom, a delightful room with feature bay window.

### OUTSIDE

Most attractive frontage which has been stylishly, hard landscaped to provide two off road parking spaces. Side access to the rear garden which is also a right of way for the adjoining property to access their own rear garden. The rear garden has a large terrace, ideal for sunny day barbecues and there are steps down to lower garden which is laid to lawn and has a garden shed.



### THE LOCAL AREA

Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells. This home is set in a popular residential road near the village centre. Pembury caters for everyday needs including a well-regarded primary school, doctor's surgery, library, chemist, newsagent, public houses, eateries, farm shop, Notcutts gardens centre and coffee shop, hairdressers, vets, post office, churches, Tesco supermarket and Morrisons. The Tunbridge Wells at Pembury Hospital is on the periphery of the village. There are walks through woodland and orchards around the village and a superb recreation ground, which has play areas for children of all ages, including a basketball court and skate park. For the adults, there is outside gym equipment and a bowls club and there is also a cricket club and football club within the village as well as a very well supported U3A. Tunbridge Wells and Tonbridge are approximately 3.2 and 5.6 miles distant respectively, both offering a wide range of shopping, recreational and educational facilities, including grammar schools. Tunbridge Wells, Tonbridge and Paddock Wood all have mainline stations with commuter trains to London in under an hour and a commuter coach service is available in the village. By road the A21 is close by, giving access to the M25 and all the major motorway networks and there is a regular bus service to the surrounding areas.

### ROUTE TO VIEW

From our office in Pembury High Street, turn left and continue along the High Street, through the traffic lights into Hastings Road continuing along and the property will be found on the left-hand side, identified by our For Sale board.

*PLEASE NOTE: In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers)*

**Energy Efficiency Rating: D**

**Council Tax Band: D**

Ref: P925/322102/V1

