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# BarnesKingsnorth



**High Street, Pembury, Tunbridge Wells, Kent, TN2 4NY**

**OIEO £225,000 Leasehold**

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



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### THE PROPERTY

Located in the heart of Pembury, with all the village amenities on your doorstep, there is so much on offer in this wonderful duplex apartment. Accessed via a shared entrance and staircase, you are welcomed into the inner hallway of the property, the separate WC and family bathroom both found off this space. The family bathroom comprises shower over bath, sink, WC and plenty of storage. The great size family kitchen features electric oven and gas hob, integrated fridge and dishwasher. There is ample worktop space for any budding chef, and plenty of storage in the cupboards. Space under the stairs is ideal for a small table and chairs or for a freestanding fridge freezer. The bright and airy sitting room, with feature chimney, is a lovely space to sit in the evenings. The fireplace has been closed off and plastered but is perfect for a statement electric fire. Stairs off the kitchen lead to second floor, where you find two great size double bedrooms, both with fitted cupboards. This home is being sold CHAIN FREE

### OUTSIDE

The property is situated on the High Street of Pembury above the Hospice In The Weald. You can gain access to the property from Black Horse Mews. There is no allocated parking for the property.

### 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 the heart of the village, within a short, level walk of the newsagents, chemist, public houses and eateries. Tesco supermarket and Morrisons are also along this road in the opposite direction and there is a regular bus service to the local area. Pembury village caters for everyday needs including a farm shop, Notcutts garden centre and coffee shop, doctors' surgery, library, hairdresser, Post office, churches and well-regarded primary school. The Tunbridge Wells at Pembury Hospital is on the periphery of village. There is a nearby walk way through The Paddock, which leads off the High Street and down through to the superb recreation ground and woodland walks, via Woodhill Park. The recreation ground has play areas for children of all ages, including a basketball court and skate park and for the adults, outside gym equipment and a bowls club and there is also a cricket club within the village. Tunbridge Wells and Tonbridge are approximately 3 and 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. By road the A21 is close by giving access to the M25 and all the major motorway networks.

### ROUTE TO VIEW

On foot, from our office turn left then left again around the side of our office, into Black Horse Mews where you can gain access to property directly on the left hand side behind our office. Up the communal stairs and 18a will be found on the right hand side.

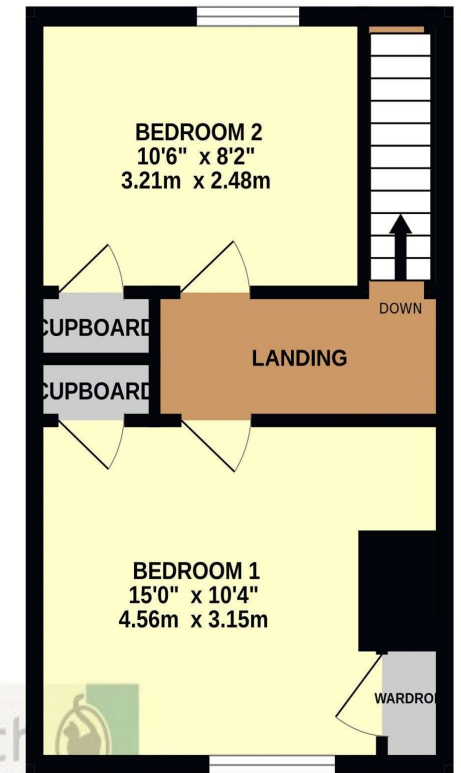
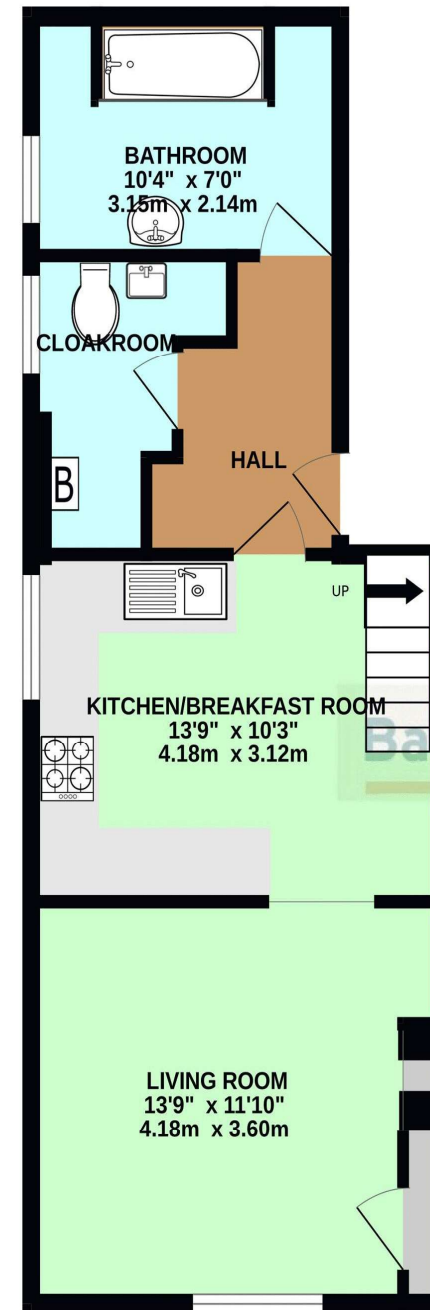
AGENTS NOTE The property is double glazed and has gas central heating. There is no parking provided for this property. There are 88 years left on the lease.

**Energy Efficiency Rating: C**

**Council Tax Band: C**

GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



BarnesKingsnorth

HIGH STREET PEMBURY

TOTAL FLOOR AREA: 754 sq.ft. (70.0 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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**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.

Ref: P961/LE429072/V3

