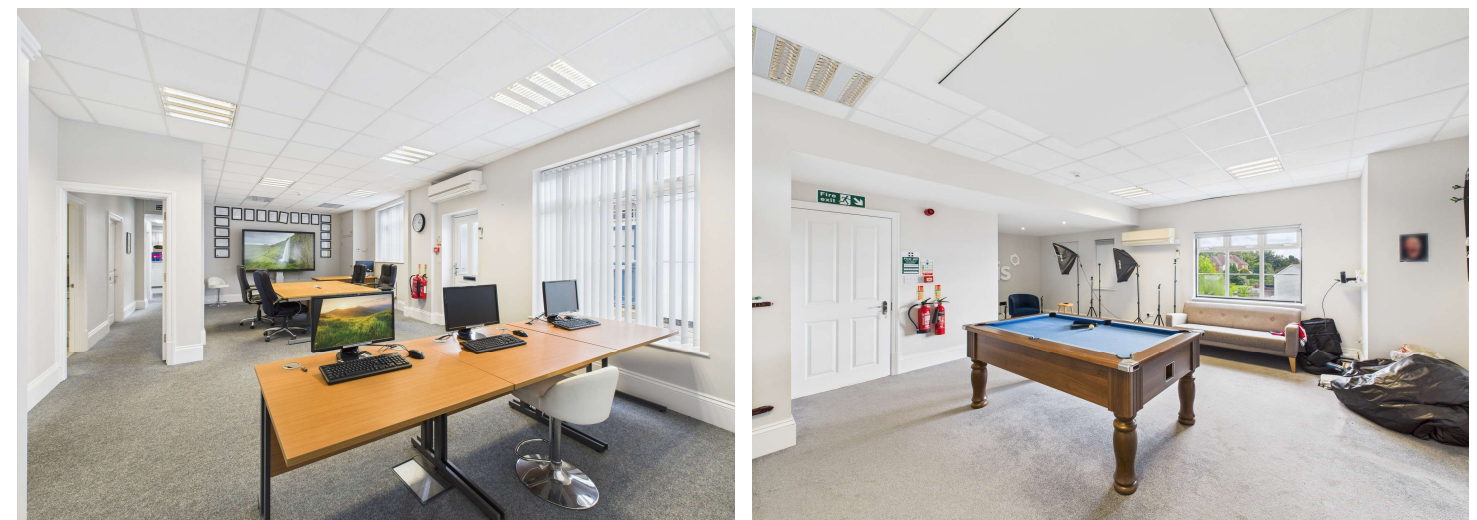


16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk



Guide price £600,000 Freehold

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.



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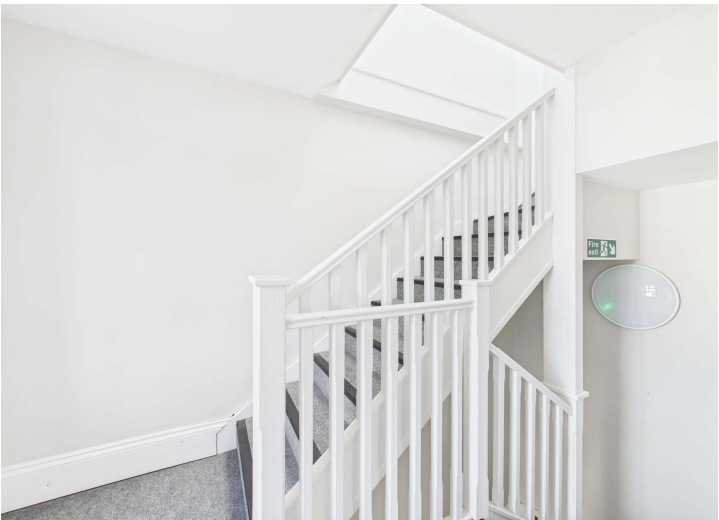
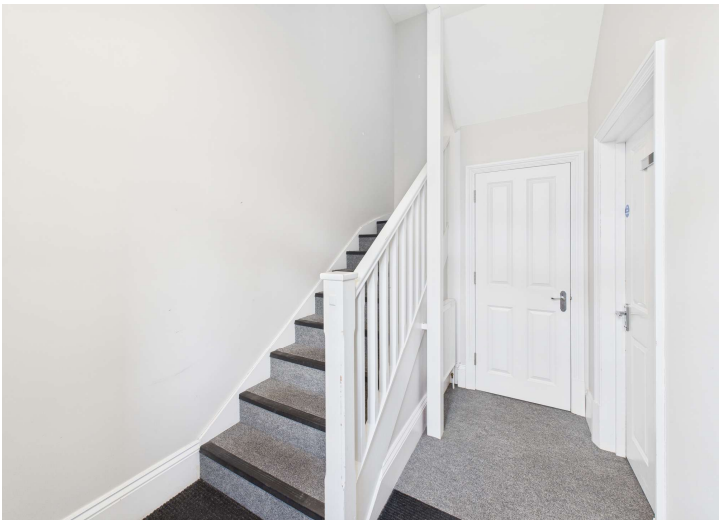
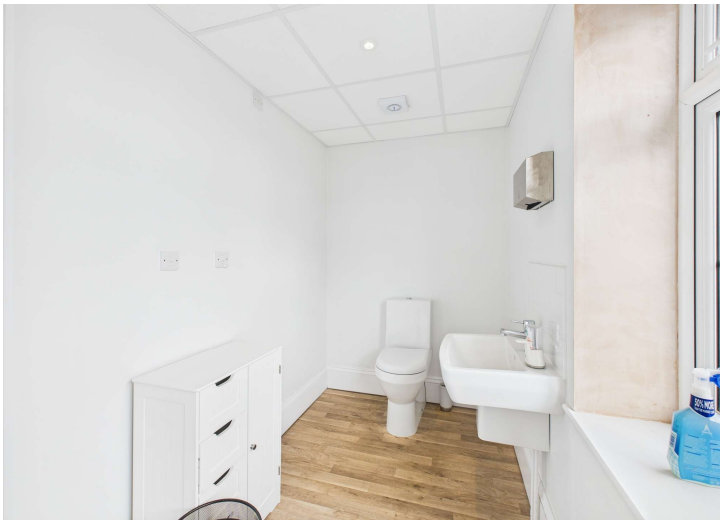
THE PROPERTY

Unique opportunity to purchase a former commercial property in the centre of Pembury village with planning permission approval for conversion into a substantial four-bedroom family home with generous living space. Set over three floors, the property is 1867ft sq in total, and when fully converted to the approved plans would feature: snug, open plan kitchen / dining room, shower room and utility room to the ground floor, three double bedrooms and family bathroom to the second floor and a master suite to the top floor, with dressing room and ensuite bathroom.

OUTSIDE

The property has off-road parking for 2 cars to the front and comes with a fully fenced rear garden.

For full plans please refer to the Tunbridge Wells Planning Portal ref 25/01429/FULL



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 centrally located on the High Street so most convenient for all the local amenities. Pembury fully caters for everyday needs including a well-regarded primary school, doctor's surgery, library, chemist, newsagent, PO, eateries & farm shop along with 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 nearby. 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 and football club within the village as well as a very well supported U3A. Tunbridge Wells and Tonbridge are approximately 3.1 and 6.6 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 with the bus stop close by.

ROUTE TO VIEW From our Pembury office, the property is just across the road

AGENTS NOTE - The property is a former commercial office space with planning permission for conversion to a residential home. Right of Way – The property benefits from access at the rear, with a right of way extending approximately 40 yards serving neighbouring properties. This does not restrict the use of the property,.
PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now 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: C

Council Tax Band: TBC

Ref: P1020/52029032/LE/V2

