

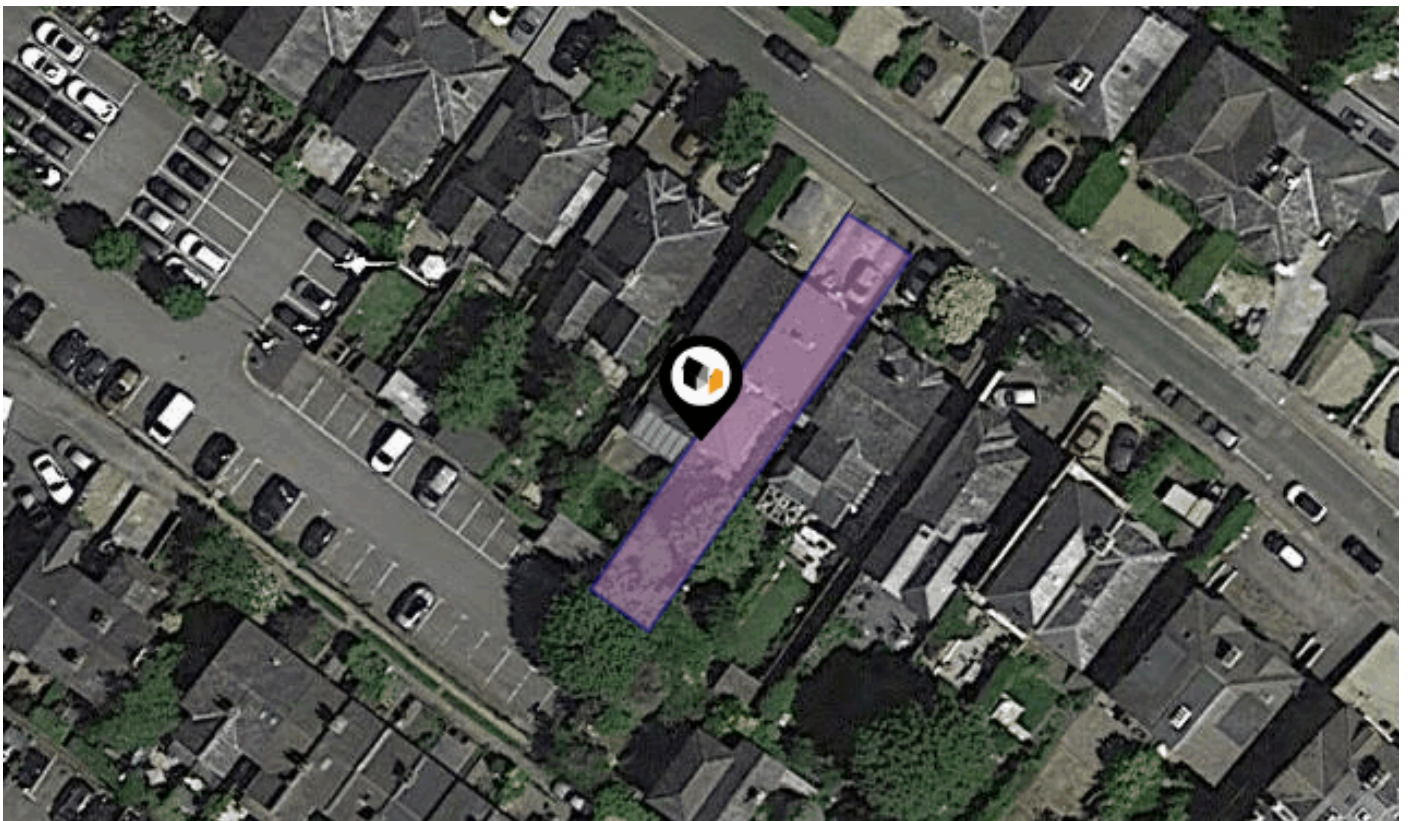


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 26th March 2024



BEULAH ROAD, TUNBRIDGE WELLS, TN1

Martin & Co Tunbridge Wells

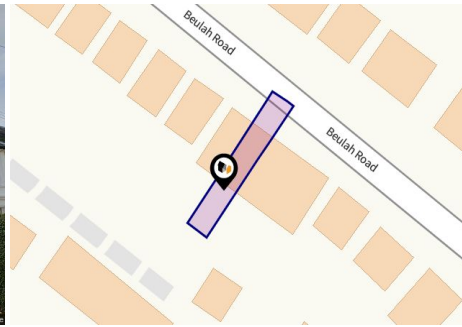
11 Vale Road Tunbridge Wells Kent TN1 1BS

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www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells





Property

Type:	Property Shell	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,442 ft ² / 133 m ²		
Plot Area:	0.06 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£1,804		
Title Number:	K203807		
UPRN:	100062542721		

Local Area

Local Authority:	Kent
Conservation Area:	Tunbridge Wells, Tunbridge Wells
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Very Low

Satellite/Fibre TV Availability:



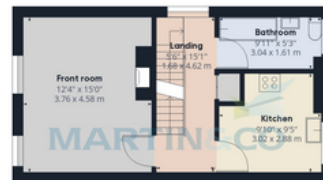




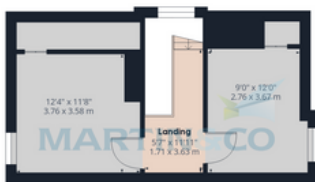
BEULAH ROAD, TUNBRIDGE WELLS, TN1



Ground Floor



Floor 1



Floor 2

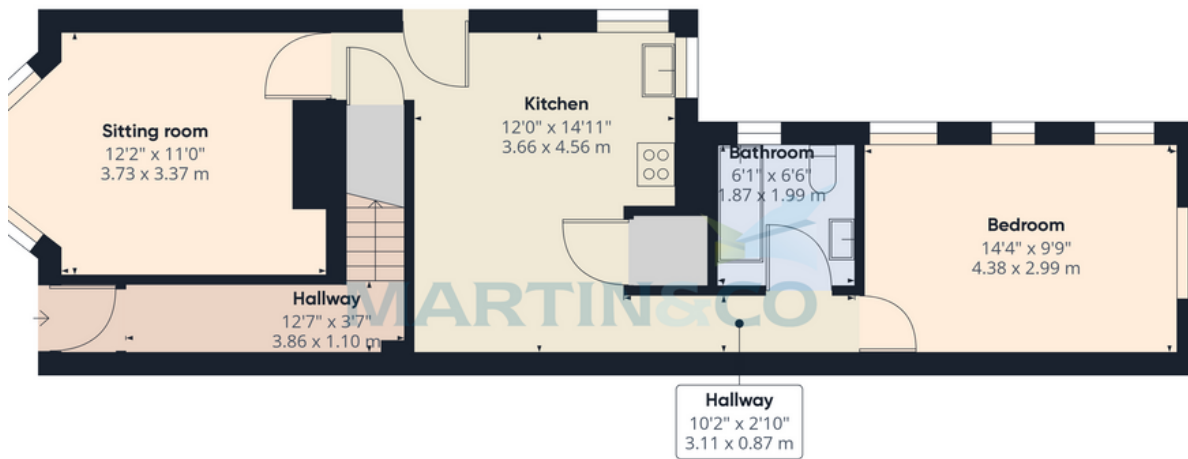
Approximate total area⁸
1389.89 ft²
129.13 m²

(1) Excluding balconies and terrace

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

BEULAH ROAD, TUNBRIDGE WELLS, TN1



Approximate total area¹⁾
627.01 ft²
58.25 m²

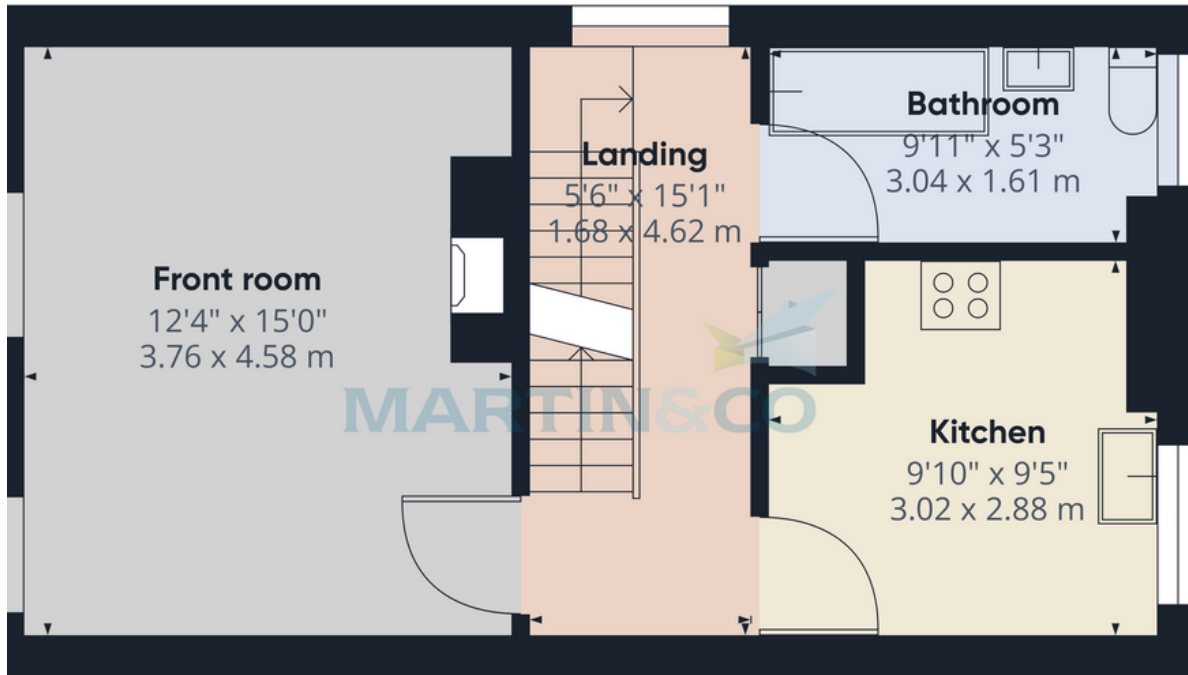
(1) Excluding balconies and terrace

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Ground Floor

BEULAH ROAD, TUNBRIDGE WELLS, TN1



Approximate total area⁰
413.74 ft²
38.44 m²

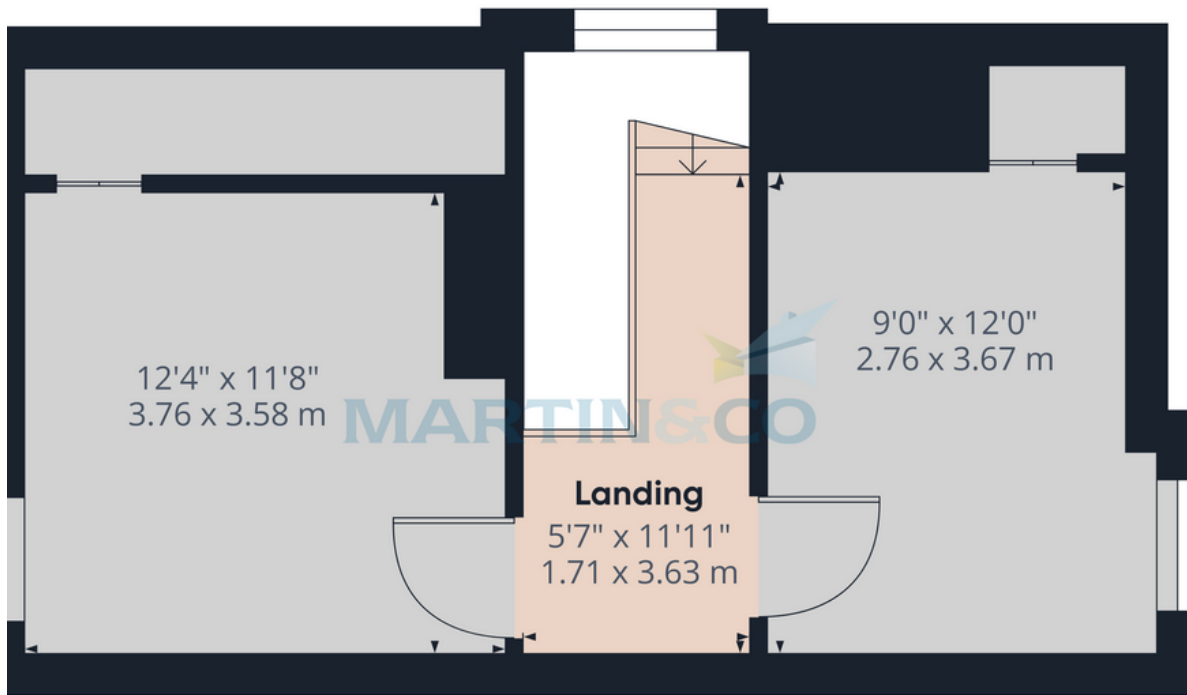
(1) Excluding balconies and terrace

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

BEULAH ROAD, TUNBRIDGE WELLS, TN1



Approximate total area⁰
349.15 ft²
32.44 m²

(1) Excluding balconies and terrace

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Floor 2

Beulah Road, TN1

Energy rating

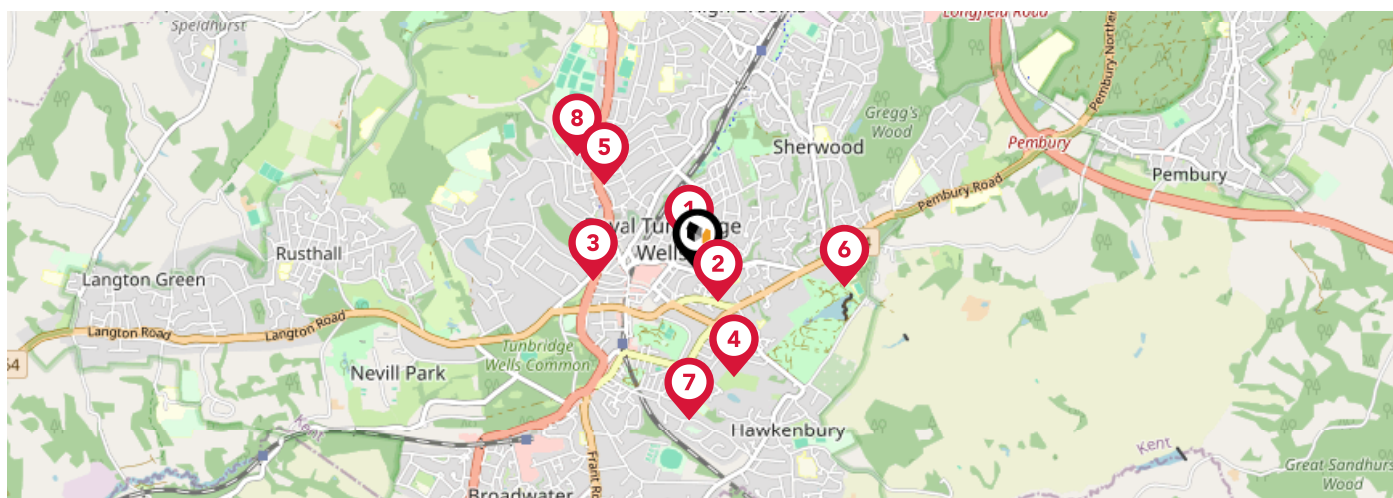
D

Valid until 27.03.2028

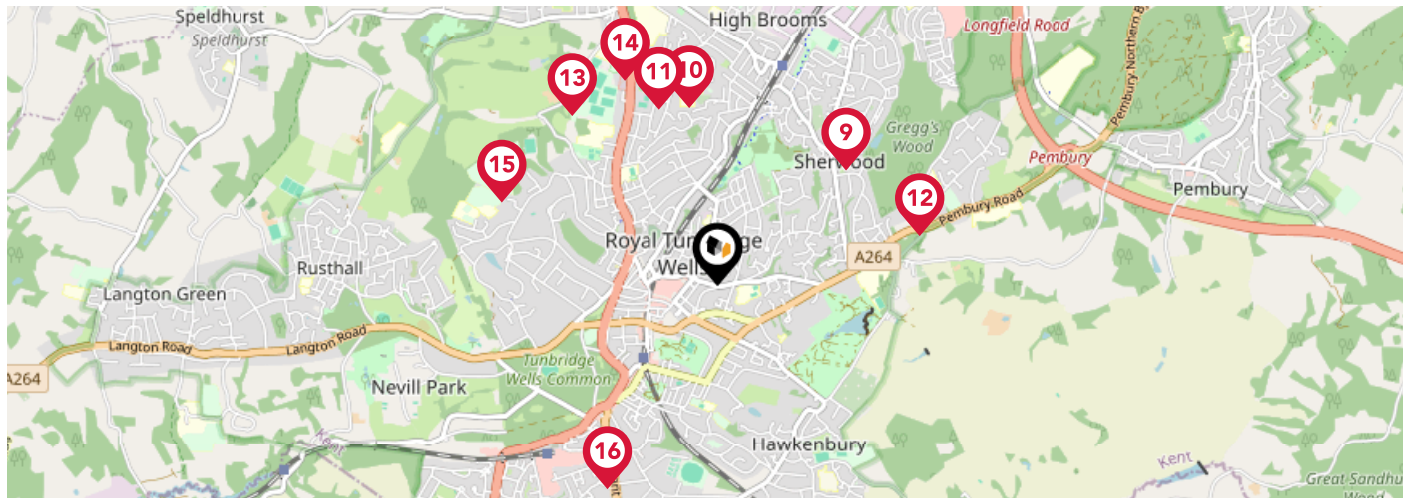
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

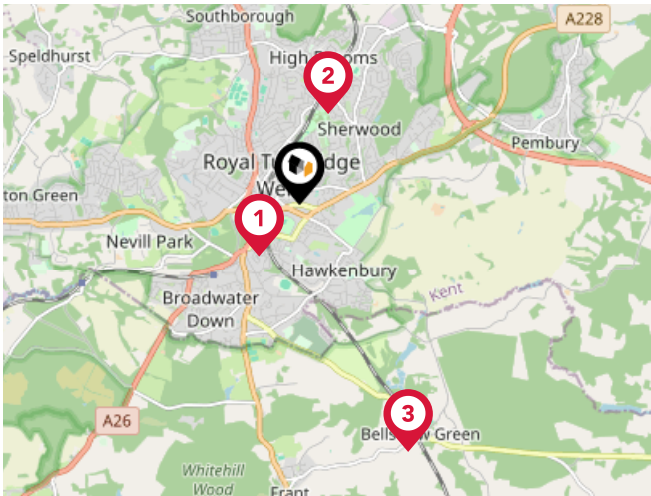
Property Type:	Maisonette
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Roof room(s), insulated
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 78% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	74 m ²



		Nursery	Primary	Secondary	College	Private
	St Barnabas CofE VA Primary School Ofsted Rating: Good Pupils: 201 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St James' Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 627 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Wells Free School Ofsted Rating: Good Pupils: 170 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's Church of England Primary School Ofsted Rating: Outstanding Pupils: 152 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Skinners' School Ofsted Rating: Good Pupils: 1093 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beechwood Sacred Heart School Ofsted Rating: Not Rated Pupils: 298 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Claremont Primary School Ofsted Rating: Outstanding Pupils: 436 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tunbridge Wells Girls' Grammar School Ofsted Rating: Outstanding Pupils: 1018 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

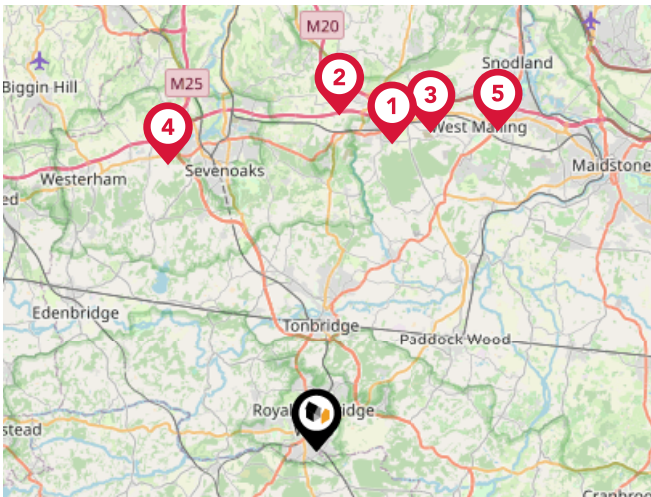


		Nursery	Primary	Secondary	College	Private
	Temple Grove Academy Ofsted Rating: Good Pupils: 233 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Church of England Primary School Ofsted Rating: Good Pupils: 643 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 303 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Skinnners' Kent Academy Ofsted Rating: Outstanding Pupils: 1027 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Gregory's Catholic School Ofsted Rating: Outstanding Pupils: 1347 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tunbridge Wells Grammar School for Boys Ofsted Rating: Good Pupils: 1294 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bennett Memorial Diocesan School Ofsted Rating: Outstanding Pupils: 1703 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Mead School Ofsted Rating: Not Rated Pupils: 238 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



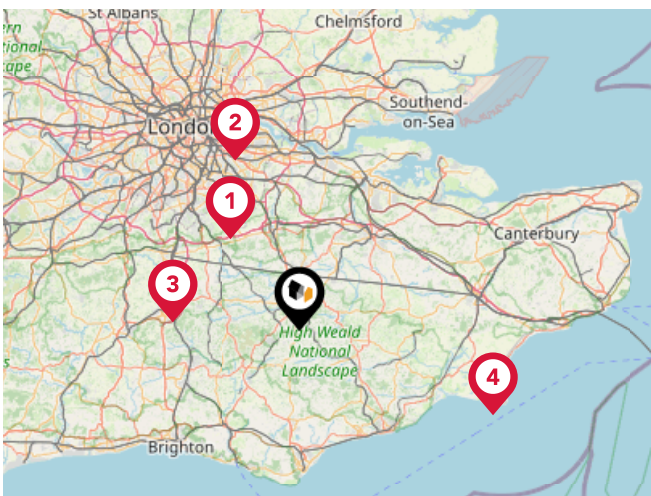
National Rail Stations

Pin	Name	Distance
1	Tunbridge Wells Rail Station	0.59 miles
2	High Brooms Rail Station	0.9 miles
3	Frant Rail Station	2.5 miles



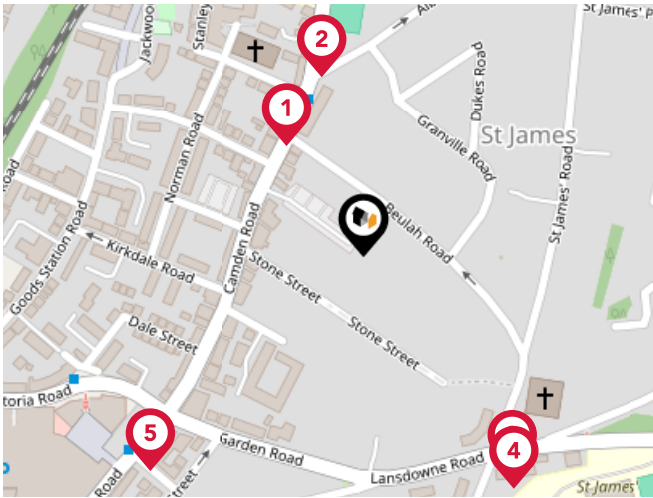
Trunk Roads/Motorways

Pin	Name	Distance
1	M26 J2A	11.75 miles
2	M20 J2	12.5 miles
3	M20 J3	12.59 miles
4	M25 J5	12.03 miles
5	M20 J4	13.65 miles



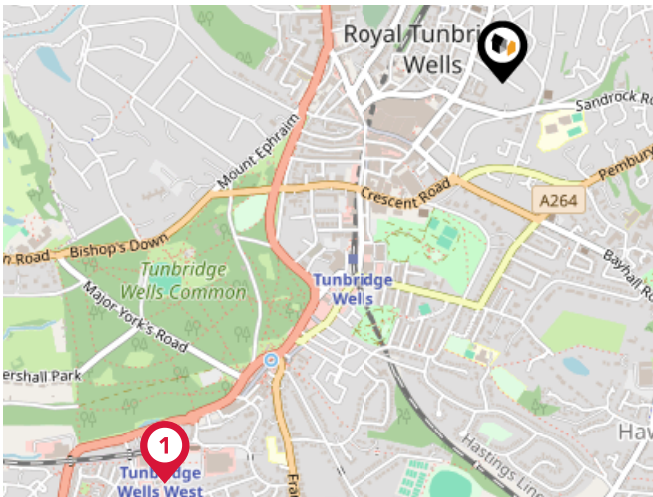
Airports/Helipads

Pin	Name	Distance
1	Biggin Hill Airport	17 miles
2	London City Airport	27.08 miles
3	London Gatwick Airport	18.88 miles
4	Lydd London Ashford Airport	31.48 miles



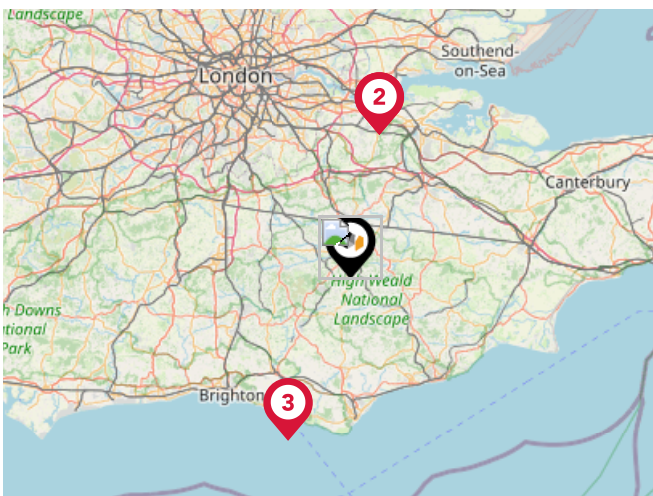
Bus Stops/Stations

Pin	Name	Distance
1	The Black Horse	0.08 miles
2	The Black Horse	0.11 miles
3	St James Church	0.15 miles
4	St James Church	0.16 miles
5	Garden Road	0.18 miles



Local Connections

Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	1.22 miles



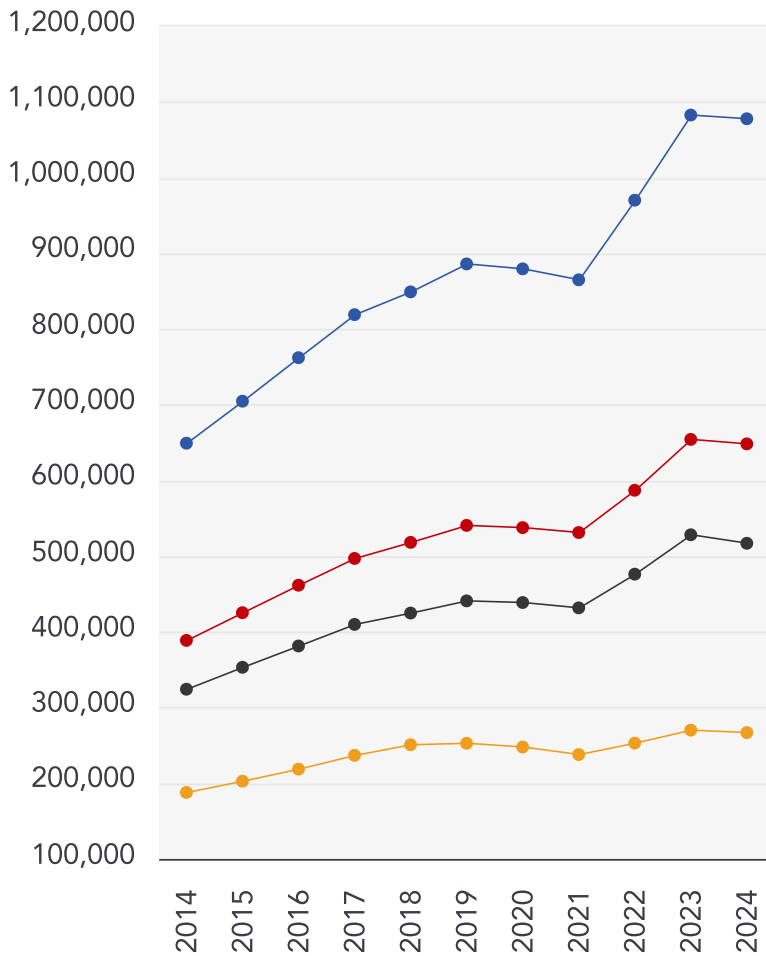
Ferry Terminals

Pin	Name	Distance
1	West Street Pier	21.76 miles
2	Town Pier	21.77 miles
3	Newhaven Harbour Ferry Terminal	25.78 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in TN1



Detached

+66.01%

Semi-Detached

+66.77%

Terraced

+59.45%

Flat

+42.08%



Martin & Co Tunbridge Wells

Here at Martin & Co Tunbridge Wells, we're proud to have been providing specialist advice and guidance across all areas of the residential property market to the communities of Tunbridge Wells, Southborough, Rusthall, Langton Green, Crowborough, and Pembury since 2009.

Franchisee David Rogers brings over thirty years' experience within the industry, encompassing everything from estate agency and property management, to new build development, and is a member of the Association of Residential Lettings Agency (ARLA) and the National Association of Estate Agents (NAEA).

Testimonial 1



We dealt with David from Martin and Co, when we were buying our family home during this pandemic. Despite David representing the seller and not us, we were impressed with David's efficiency, politeness and understanding of people. I feel with David's help, the purchase went much smoother and the process was much quicker than we expected. David is very professional and prompt in dealing with any query you have.

Testimonial 2



Happy to vouch for Martin & Co as both Sales and Lettings. Managed the renting of my property very well. David and the rest of his team were always available and quick to respond. Would definitely highly recommend. Personalized property portal for managing the rental very efficient. Same applies to sales.

Testimonial 3



We had a fantastic experience with Martin & Co in Tunbridge Wells. We were impressed by their reasonable rates, quick responses and the efforts which they went to in marketing our property – the 360 degree photo tour which they created was fantastic. A huge bonus for us is that Martin & Co don't try to sell financial products, which means that their only motivation is to sell the property to the best buyer. A big thank you to David for all your hard work.



/Martin-Co-Tunbridge-Wells



/mac_tunbridge_w

Martin & Co Tunbridge Wells

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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