

DOORKNOBS

Your Best Move Yet



55F Frant Road, Royal Tunbridge Wells, Kent, TN2 5LE
£250,000



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This beautifully presented one-bedroom, lower ground floor apartment is set within an elegant Victorian conversion and boasts a private courtyard garden, direct access to communal gardens, and the convenience of an allocated parking space. Ideally situated in the desirable southern part of Tunbridge Wells, it's just a short walk from the mainline station, the town centre, and the historic Pantiles—offering the perfect blend of character, comfort, and location.

Location
This elegant Victorian conversion is set back from the main road in the desirable southern area of Tunbridge Wells. Just a short walk away lies the historic Pantiles and the characterful Old High Street, offering a vibrant mix of shops, cafés, and galleries.

Perfect for commuters, the property is less than 15 minute walk from the mainline station, which provides frequent and direct services to London.

Tunbridge Wells itself offers a wide range of amenities, including the Royal Victoria Place shopping centre, leisure and sports facilities, and an excellent selection of both independent and well-known restaurants, bars, and shops.

For added convenience, a bus stop is located directly outside the property, providing regular routes throughout Tunbridge Wells and the surrounding areas.

Description
Entering through your own private entrance at the rear of the house, you're welcomed into an inviting hallway adorned with neutral tones and a charming decorative tiled floor—setting the tone for the rest of this beautifully presented home.

Leading off the hallway is a bright and spacious open-plan kitchen and living area. Bathed in natural light from three double-glazed pvc wood effect sash windows, the room enjoys a delightful dual aspect with views over the private courtyard and well-maintained communal gardens. The kitchen is fitted with sleek white units blending contemporary style with the period charm of the building.

The generous double bedroom features a fitted wardrobe and two windows that flood the space with natural light. Currently the bedroom accomodates a super king size bed.

The bathroom is a standout feature of the property, having been recently and stylishly renovated. It includes a modern suite with a full-sized bath and an Aqualisa shower over, a hand basin set into a grey-fronted vanity unit, and a WC. Luxury finishes include marble-effect tiling, karndean wood-effect flooring, timber panelling, and a backlit mirror that adds a touch of elegance.

Outside, the property boasts a private courtyard garden with a large patio area, measuing 7.3m x 4.75m —perfect for low-maintenance outdoor living. Beyond this is a beautifully kept communal garden, providing additional space to relax and enjoy.

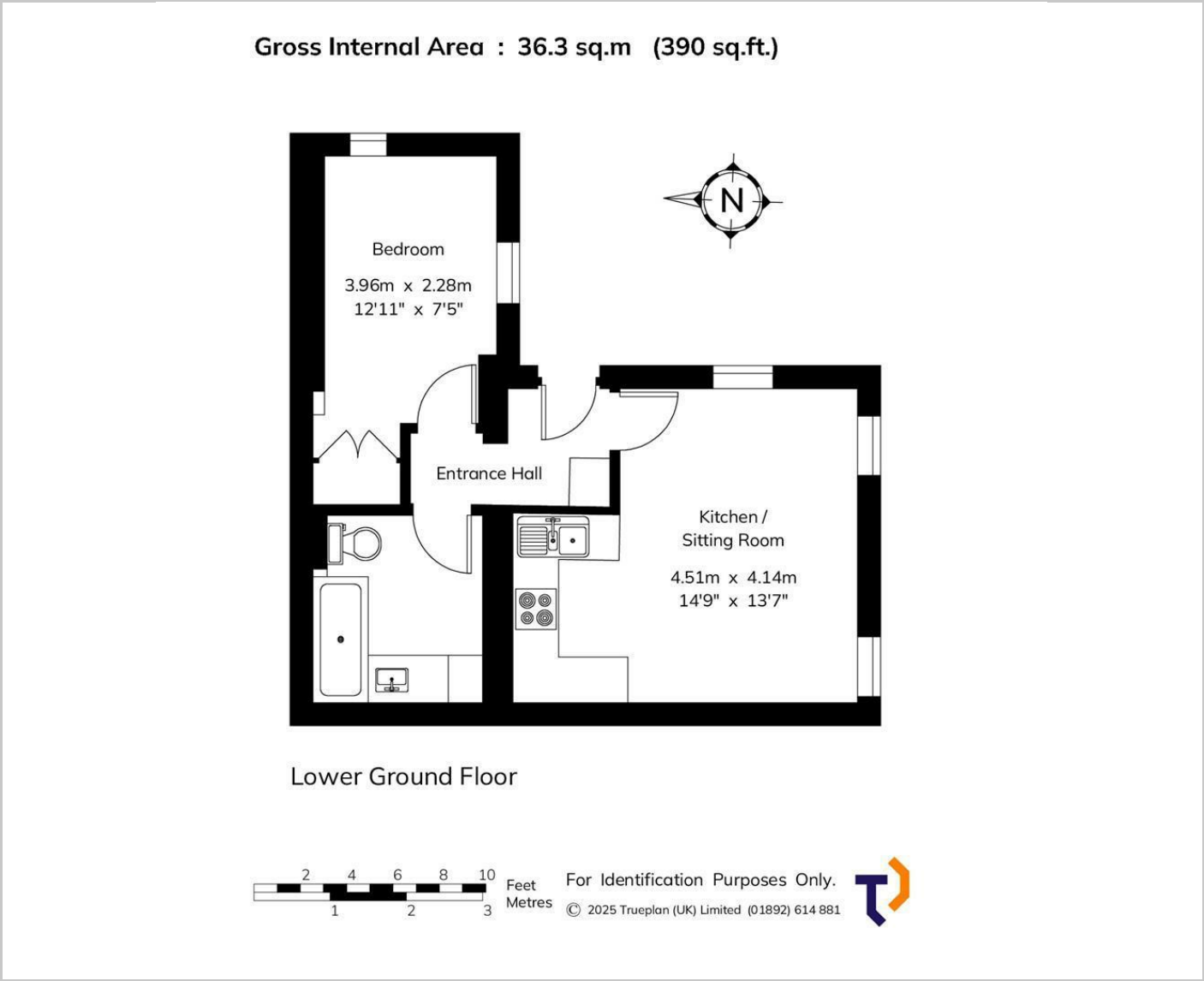
To the front of the property, an allocated parking space is provided on the shingled driveway, adding to the overall convenience of this delightful home.

Lease Information
The property comes with a Share of Freehold with a 999 year lease from 2012. There is no ground rent and the service charge is currently set at £118 per month, which includes the building insurance contributions.

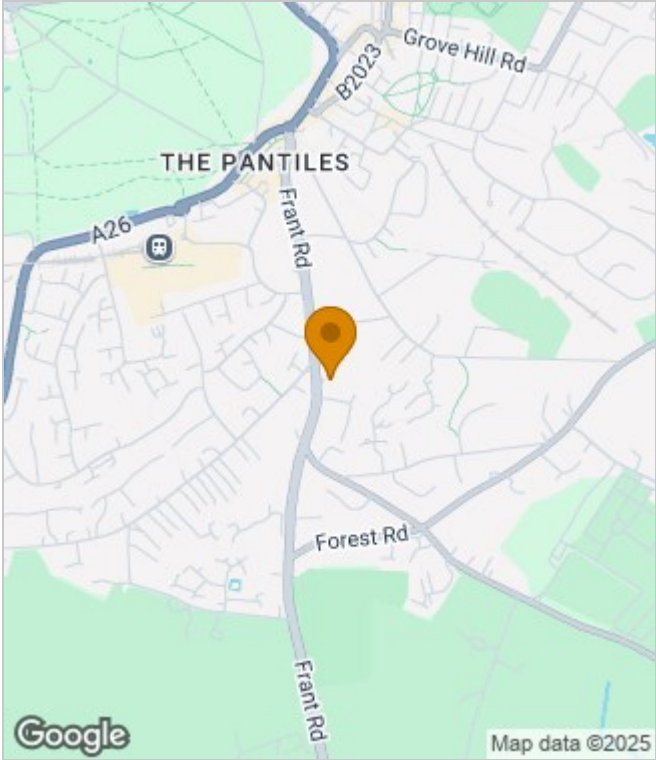


Council Tax Band: B

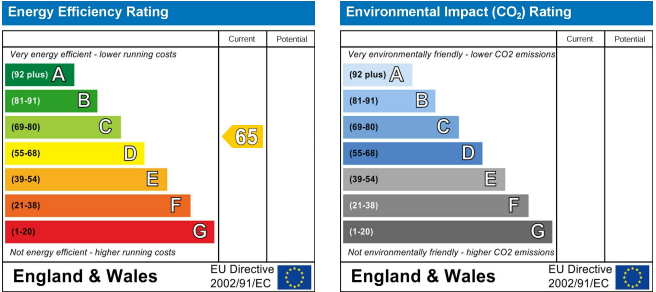
Floor Plans



Area Map



Energy Performance Graph



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