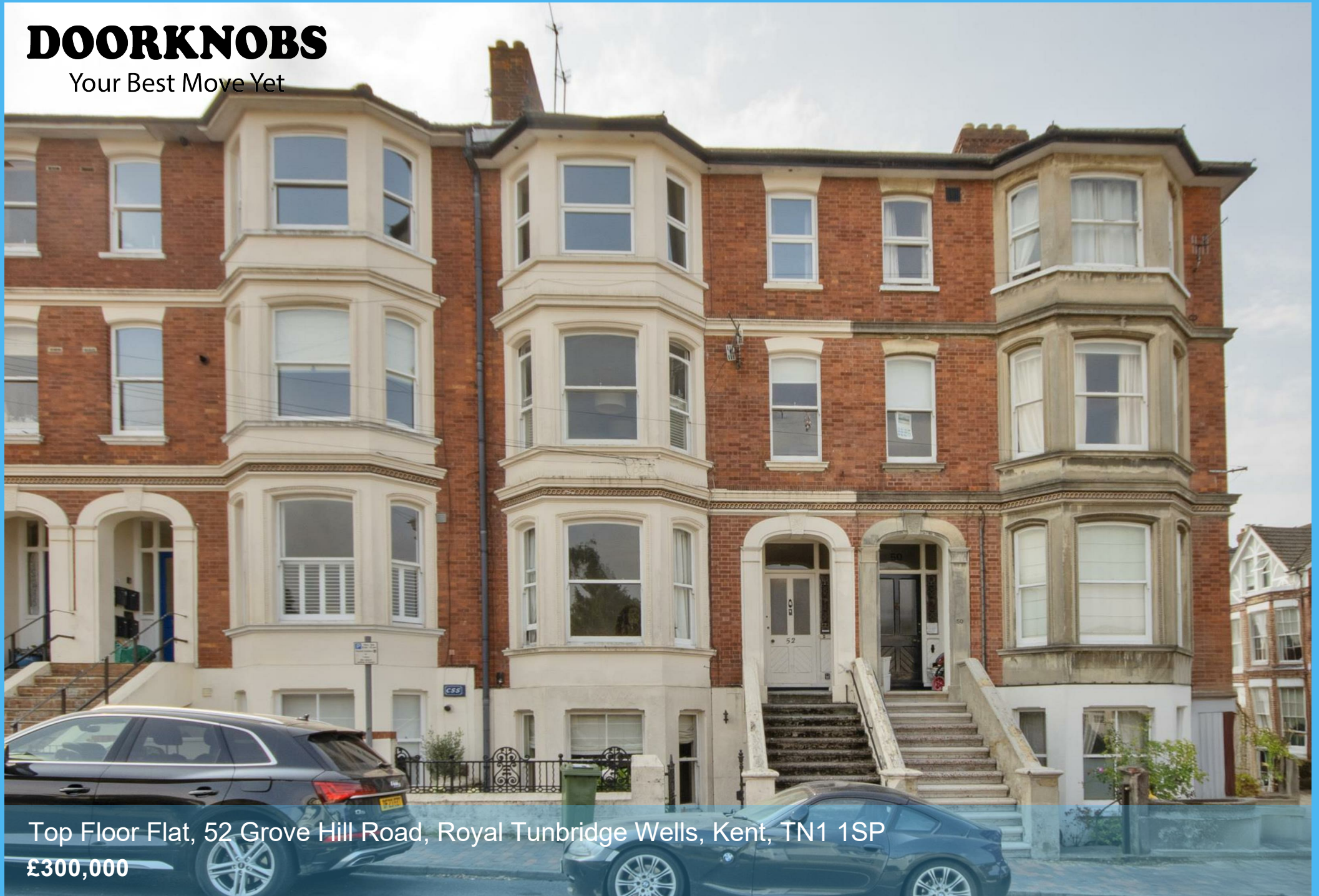


# DOORKNOBS

Your Best Move Yet



Top Floor Flat, 52 Grove Hill Road, Royal Tunbridge Wells, Kent, TN1 1SP

£300,000





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**£300,000**

Occupying the entire top floor, this impressive two-bedroom home offers a fantastic blend of space and convenience. Boasting a bright and generously sized living room, a separate kitchen, and an enviable location just a stone's throw from the mainline station. Adding further appeal is the substantial loft space, presenting an exciting opportunity for conversion (subject to planning), making this a home with superb potential.

Location

Situated on the sought-after Grove Hill Road, this two-bedroom home enjoys a prime central Tunbridge Wells location. Just a short stroll from the mainline station, it offers excellent commuter links into London, while the beautiful Grove Park & Calverley Park is also moments away, providing green open space right on the doorstep. The property is ideally placed for the town's vibrant shops, cafés, and restaurants, making it perfect for both convenience and lifestyle.

Description

Accessed via its own private entrance on the first floor, this charming home immediately gives a sense of space and character. A wide staircase rises to the second floor where you are welcomed by a large hallway, an impressive feature in itself, with ample room to create a study or home office area – ideal for today's flexible working needs.

To the rear sits a well-proportioned kitchen, offering plenty of scope for modernisation and personalisation. To the front of the property, the stand-out feature is the wonderfully spacious living room. With its attractive bay window overlooking Grove Hill Road, the room enjoys an abundance of natural light, creating a bright and inviting space for entertaining or relaxing.

The property offers two excellent double bedrooms, with the principal bedroom being particularly generous in size. A bathroom with a modern white suite completes the accommodation.

Adding to the appeal, the property benefits from gas central heating and occupies the entire top floor, providing both privacy and a sense of seclusion. Above, a substantial loft offers exciting potential for conversion (subject to planning), giving buyers the opportunity to expand the home further and add value.

Lease Information

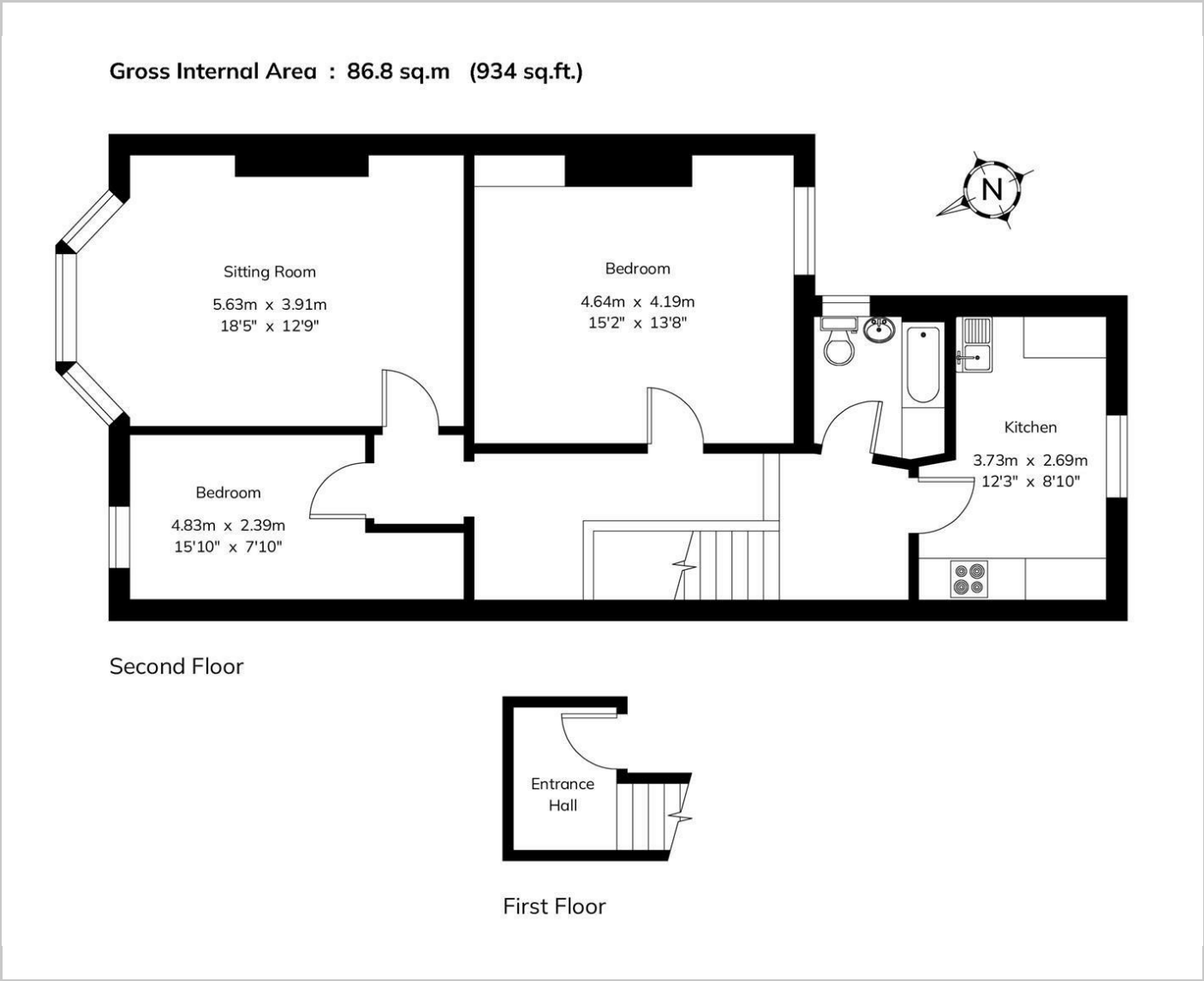
The property is offered with a Share of Freehold, benefiting from a lease of 125 years from 2014. With no ground rent and no service charges payable, any costs are dealt with on an ad hoc basis, making this an attractive and cost-effective arrangement for buyers.



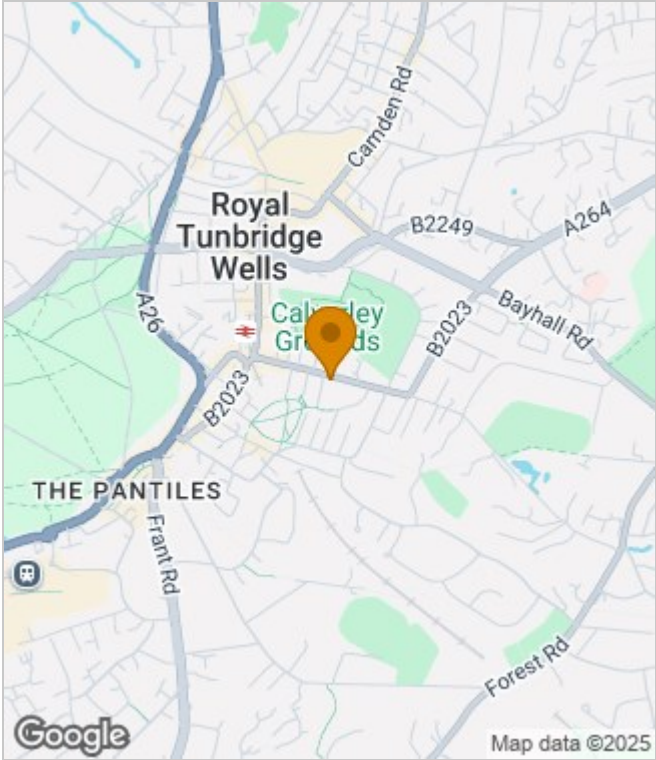
Council Tax Band: C



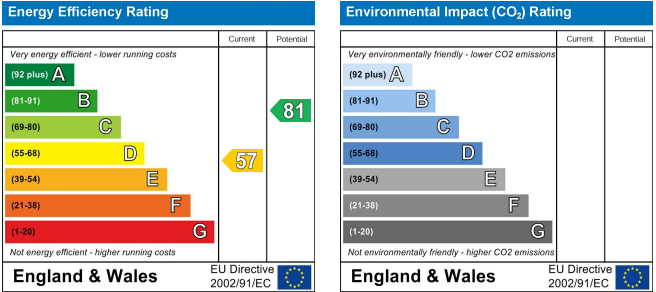
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.