



**Connells**

Hamilton House Amherst Road  
Tunbridge Wells



# Hamilton House Amherst Road Tunbridge Wells TN4 9LQ

For sale offers in excess of  
**£345,000**



## Property Description

This well-presented two-bedroom second-floor flat forms part of an impressive Victorian property and offers exceptionally spacious and well-appointed accommodation throughout.

The property benefits from generous room proportions and breath-taking panoramic views over Tunbridge Wells, this charming home combines period character with a peaceful, convenient location.

Set back from a quiet residential road, the property benefits from beautifully maintained communal gardens. Positioned in the heart of St John's, the flat offers easy access to the town centre, mainline stations, and a wide selection of highly regarded primary and secondary schools, as well as excellent local amenities.

The welcoming entrance hall provides access to all principal rooms and includes ample storage. To the front, the magnificent sitting room and second double bedroom both enjoy wonderful views towards St John's church. To the rear, the spacious principal bedroom, well-equipped kitchen, and family bathroom overlook the attractive communal gardens.

With its east/west orientation, the flat benefits from lovely natural light throughout the day - morning sunshine to the front and afternoon/evening light to the rear.

Both the front and rear outlooks are private and picturesque, with mature greenery surrounding the building and a tranquil garden setting to the rear.

## Communal Entrance Hall

## Second Floor

## Entrance Hall

## Lounge/Dining Room

## Kitchen

## Bedroom One

## Bedroom Two

## Bathroom

## Outside

## Communal Gardens

## Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations- Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.















## Second Floor

Total floor area 81.7 m<sup>2</sup> (879 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating: E Council Tax  
Band: C

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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