



KINGS ESTATES

PROFESSIONALS IN PROPERTY



2 Redcliffe Place

Tunbridge Wells

Kings Estates are pleased to present a three-bedroom townhouse, built five years ago by Beechcroft Homes, in central Tunbridge Wells with high-spec interiors, underfloor heating, private balcony, courtyard garden, and parking

- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: B
- Properties at Redcliffe Place suit professional occupiers or downsizers as residents must be aged 18+
- Three-bedroom townhouse built by Beechcroft Homes
- Recently constructed five years ago with balance of NHBC guarantee
- Allocated parking and additional visitors parking
- Underfloor heating
- Principal bedroom with en-suite shower room and private balcony
- Versatile garden/study room with French doors to rear
- Open-plan contemporary kitchen/dining area
- Conveniently located within walking distance of Tunbridge Wells station, local shops, cafés, the historic Pantiles, and supermarkets
- Close to extensive recreational facilities, public parks, open countryside, and highly regarded schools

OTHER INFORMATION

- Council Tax Band: E (Tunbridge Wells Borough Council)
- Tenure: Freehold
- Annual Estate Management Charge: £4,057.98

We recommend all prospective purchasers consult their legal adviser to verify these figures prior to exchange of contracts.





Kings Estates are delighted to present this exceptional three-bedroom freehold townhouse, beautifully constructed by the highly regarded Beechcroft Homes just five years ago and forming part of the exclusive Redcliffe Place development on the sought-after southern side of Royal Tunbridge Wells. Constructed by one of the UK's leading specialists in thoughtfully designed homes for professionals and downsizers, this beautifully appointed property offers an outstanding combination of luxury, energy efficiency and low-maintenance living within a peaceful, professionally managed community, just a short stroll from the historic Pantiles, the Old High Street and Tunbridge Wells town centre.

Finished to an exceptional specification and benefiting from the balance of its NHBC warranty, the home has been further enhanced by the current owners with new Amtico flooring to the principal living areas, complete redecoration throughout, professionally cleaned carpets and a recently serviced air source heat pump providing energy-efficient underfloor heating throughout both floors, with individual thermostat controls to every room.

The accommodation has been thoughtfully designed to provide both stylish entertaining space and practical everyday living. A welcoming entrance hallway leads through to a spacious sitting room before opening into a beautifully appointed kitchen and dining room, fitted with premium Bosch integrated appliances, generous storage and quality contemporary cabinetry. Beyond, a superb garden room provides exceptional flexibility as a home office, snug, reading room or additional reception space, with direct access onto the attractive courtyard garden.

To the first floor are three well-proportioned bedrooms and a stylish family bathroom. The principal bedroom benefits from fitted wardrobes, a contemporary en-suite shower room and a private balcony overlooking the peaceful courtyard, creating the perfect spot to enjoy a morning coffee or unwind at the end of the day.

Designed with both present and future living in mind, the property offers excellent practical features including a wider-than-average staircase suitable for the future installation of a stairlift if ever required, together with extensive fully boarded loft storage accessed via a quality fitted loft ladder. Ultra-fast full fibre broadband is also available at speeds of up to 10Gbps, making the property ideally suited to modern home working.

Outside, the beautifully maintained courtyard garden has been designed for ease of maintenance, combining paved seating areas with lawn, mature shrubs and rose planting to create an attractive and private outdoor space. The property also benefits from an allocated parking space, ample visitor parking and access to two communal electric vehicle charging points.

One of Redcliffe Place's defining features is the exceptional lifestyle it offers. Unlike many freehold developments, residents enjoy a level of estate management more commonly associated with luxury apartment living, allowing them to benefit from beautifully maintained surroundings and practical day-to-day support without the responsibilities of managing communal facilities themselves. The annual estate management charge contributes towards buildings insurance, professional gardening, window and gutter cleaning, maintenance of the landscaped communal grounds and mature trees, together with access to communal external storage areas. Residents also benefit from the services of an on-site Estate Manager, who provides invaluable assistance by accepting deliveries, carrying out routine property checks, testing smoke alarms and even watering plants whilst residents are away.

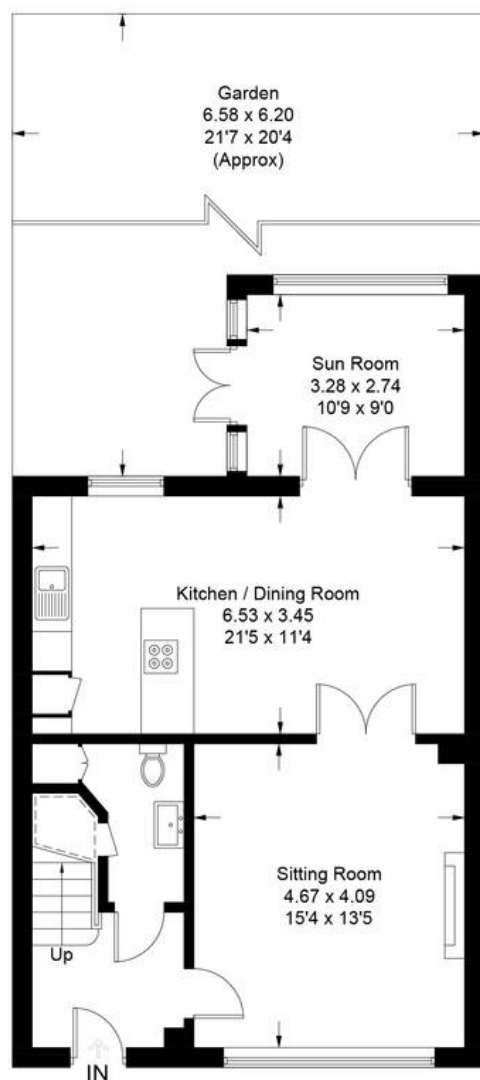
Beyond the quality of the homes themselves, Redcliffe Place enjoys a genuine sense of community. An active Residents' Committee works closely with the managing agents to oversee the running of the development and future improvements, while a dedicated residents' WhatsApp group, regular monthly social gatherings and community events throughout the year create a welcoming and supportive environment that is increasingly difficult to find.

Properties at Redcliffe Place have traditionally appealed to professionals, couples and those looking to downsize, offering a secure, peaceful and beautifully maintained environment. In accordance with the development's regulations, all permanent residents must be aged 18 years or over.

- The current owners have particularly appreciated the exceptional quality of life offered by the development, highlighting:
- Energy-efficient living with an air source heat pump and individually controlled underfloor heating throughout.
- New Amtico flooring, complete redecoration and professionally cleaned carpets.
- Premium Bosch integrated kitchen appliances.
- Excellent fully boarded loft storage with a quality fitted loft ladder.
- A wider staircase designed to accommodate a future stairlift if ever required.
- Ultra-fast full fibre broadband availability of up to 10Gbps.
- An allocated parking space, visitor parking and two communal electric vehicle charging points.
- An on-site Estate Manager providing practical day-to-day support, including accepting deliveries, carrying out routine property checks and assisting residents whilst they are away.
- Beautifully maintained communal grounds with gardening, window cleaning, gutter cleaning and tree management all included within the estate management.
- A friendly and welcoming community with a Residents' Committee, dedicated WhatsApp group and regular social events.
- Excellent public transport, with the 51 and 1066 bus services stopping immediately outside

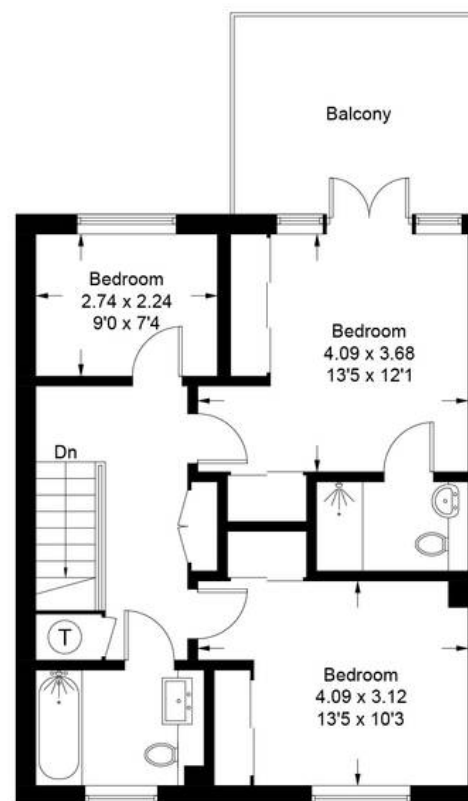


Approximate Gross Internal Area = 119.9 sq m / 1291 sq ft



Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1262662)

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