



HOLMEWOOD ROAD
TUNBRIDGE WELLS - £250,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

Flat B, 79 Holmewood Road, Tunbridge Wells, TN4 9HD

Kitchen - Sitting Room - One Bedroom - Bathroom -
Courtyard Garden

This well-presented one-bedroom duplex maisonette offers accommodation arranged over two floors, with the main living accommodation accessed via the upper ground floor and a separate sitting room on the lower ground floor.

The property is conveniently positioned for High Brooms mainline station, providing regular services to London and the coast, while Tunbridge Wells town centre is within easy reach with its range of shops, restaurants, bars and other amenities.

The accommodation comprises an entrance and modern fitted kitchen with space for a dining table, a double bedroom with bay window and walk-in cupboard, and a bathroom on the upper floor. Stairs lead down to the lower ground floor where there is a separate sitting room with sliding patio doors opening onto the rear courtyard garden.

The enclosed courtyard garden is mainly paved with a decking area, raised flower beds and mature shrubs. There is also external lighting, side access and a brick-built outdoor storage area.

KITCHEN:

Entered via the front door with glazed side panel. The kitchen has wooden flooring, recessed lighting and a window to the rear. Fitted with a range of modern white wall and base units with work surfaces over, incorporating a one-and-a-half bowl aluminium sink with drainer. Integrated fridge and freezer, Bosch oven and four-ring gas hob with extractor over, washing machine and dishwasher, two radiators and space for a dining table. Carpeted stairs lead to the lower ground floor.

BEDROOM:

A well-proportioned double bedroom with carpeted flooring and a bay window to the front fitted with plantation blinds. Three radiators, recessed lighting and a walk-in cupboard provide useful storage. There is ample space for a double bed and bedroom furniture.



BATHROOM:

Fitted with tiled flooring and part-tiled walls. Panelled bath with handheld shower attachment, WC and vanity unit with cupboards beneath and inset wash basin. Chrome heated towel rail and recessed lighting.

SITTING ROOM:

Located on the lower ground floor, the sitting room has wooden flooring, recessed lighting and a radiator. Double-glazed sliding patio doors provide direct access to the rear courtyard garden. There is space for a sofa and additional furniture, together with a large storage cupboard with fitted shelving, currently housing a tumble dryer.

REAR GARDEN:

An enclosed courtyard garden, mainly paved with a decking area. Raised flower beds and mature shrubs provide planting areas, with external lighting and steps leading to side access. A brick-built outdoor storage area is also provided.

SITUATION:

The property is located close to High Brooms station with its fast and frequent train services to London Charing Cross/Cannon Street and the south coast. Within the locality is a selection of good state and independent schools for children of all ages. Shopping and retail facilities are offered in Tunbridge Wells town centre, approximately a mile distant. Recreational facilities in the area include the nearby Tunbridge Wells Sports and Indoor Tennis Centre on the St John's Road, local golf, cricket and rugby clubs and the Knights Park Leisure and Retail Centre including Marks & Spencer food hall, a multiscreen cinema and bowling complex.



TENURE:

Leasehold with a 50% Share Of Freehold

Lease 999 years from 2009

Service Charge - 50% of the cost of landlord obligations

Ground Rent - n/a

COUNCIL TAX BAND:

A

VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Gas Electricity & Drainage

Heating - Gas Heating

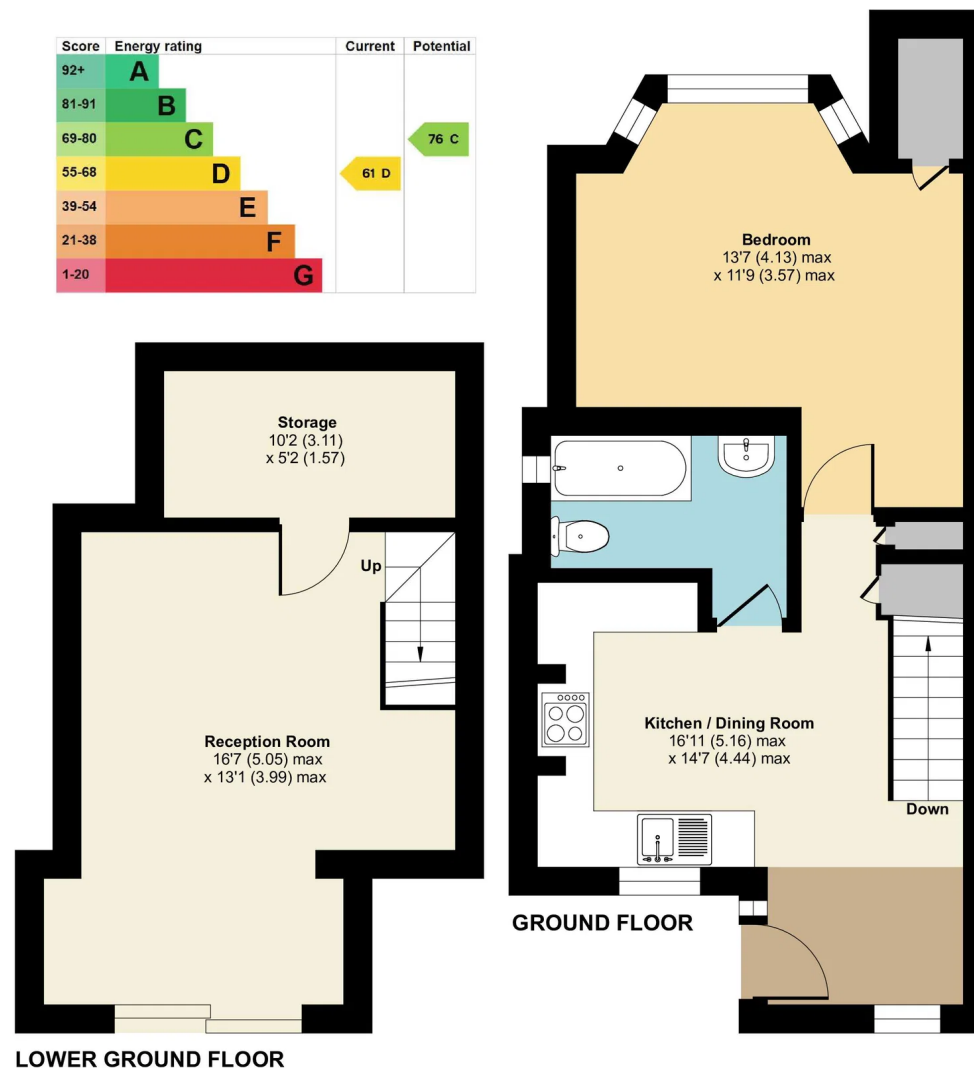


Holmewood Road, Tunbridge Wells, TN4

Approximate Area = 667 sq ft / 61.9 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	76 C
39-54	E		
21-38	F		
1-20	G		



Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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BRANCHES AT CROWBOROUGH, HEATHFIELD,

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www.woodandpilcher.co.uk



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom2026. Produced for Wood & Pilcher. REF: 1502134

