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PROFESSIONALS IN PROPERTY



3 Bucklers Close

Tunbridge Wells

Well proportioned 2 bed ground floor apartment with private entrance, patio, garage and communal gardens. Peaceful cul-de-sac near Tunbridge Wells centre and station. Share of freehold.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- Well Proportioned Ground Floor Apartment
- Benefitting its Own Private Entrance
- Two Double Bedrooms
- Bright Sitting / Dining Room
- Private Patio With Garden Access
- Beautifully Maintained Communal Gardens
- Garage In Nearby Block
- Share Of Freehold Tenure
- Walking Distance To Town Centre And Mainline Station
- Available with No Onward Chain





Situated within a peaceful residential cul-de-sac just to the east of Tunbridge Wells town centre, this well-proportioned two bedroom ground floor apartment offers the rare advantage of its own private entrance, attractive communal gardens and a garage, all within easy reach of the town's excellent amenities and mainline station. The property welcomes you via a private entrance hall, creating an immediate sense of independence more commonly associated with a house than an apartment. There is excellent built-in storage, helping to keep everyday living organised and clutter free.

The spacious sitting and dining room provides an inviting space to relax or entertain, with a large patio door opening directly onto a private patio and the beautifully maintained communal gardens beyond. This seamless connection between inside and out creates a lovely setting to enjoy throughout the year.

The kitchen is fitted with a range of cupboards and generous work surface space, together with plumbing for a washing machine and a pleasant outlook to the front of the property.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from a built-in double wardrobe, while the second bedroom offers flexibility as a guest room, home office or additional reception space if required. The bathroom is fully tiled and comprises of a large shower, wash hand basin and WC.

One of the standout features of the development is its beautifully maintained communal gardens, with expansive lawns, mature specimen trees, established shrubs and colourful flower beds creating an attractive and peaceful environment. The apartment enjoys the added benefit of its own private patio, providing the perfect spot to sit and enjoy the surroundings. Further advantages include visitor parking to the front of the development, a garage in a nearby block and a share of the freehold.

OTHER INFORMATION

TENURE - Share Of Freehold

LEASE - 999 years commencing 01/07/2006

SERVICE & MAINTENANCE CHARGES - Approximately £100 per month

COUNCIL TAX BAND - C - Tunbridge Wells Borough Council

THE LOCATION

Enjoying a highly convenient position just to the east of Tunbridge Wells town centre, this property is tucked away within a peaceful residential cul-de-sac overlooking attractive communal grounds. The vibrant town centre is just a short walk away, with the pedestrianised shopping precinct and the Royal Victoria Place Shopping Centre offering an excellent choice of shops, cafés, restaurants and everyday amenities.

The beautiful Dunorlan Park is also within easy reach, providing picturesque parkland, a boating lake and wonderful open green spaces to enjoy. For commuters, Tunbridge Wells railway station is approximately 0.7 miles away, offering regular services to London, while the A21 is around 1.5 miles distant, providing convenient road links to the M25 motorway, London and the South Coast.

The area is also well served by a wide range of leisure and recreational facilities, together with highly regarded schools and sporting amenities, making it an excellent location for a variety of buyers.

Distances (all approximate):

Tunbridge Wells railway station – 0.7 miles

High Brooms railway station – 2.2 miles

Tonbridge – 6.4 miles

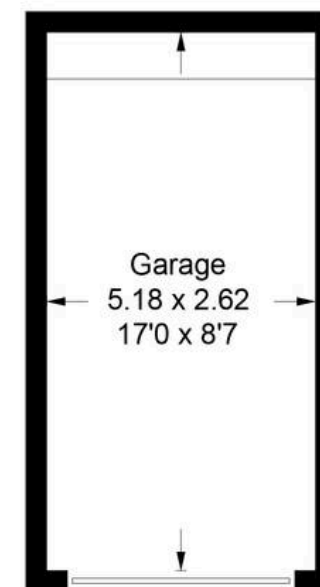
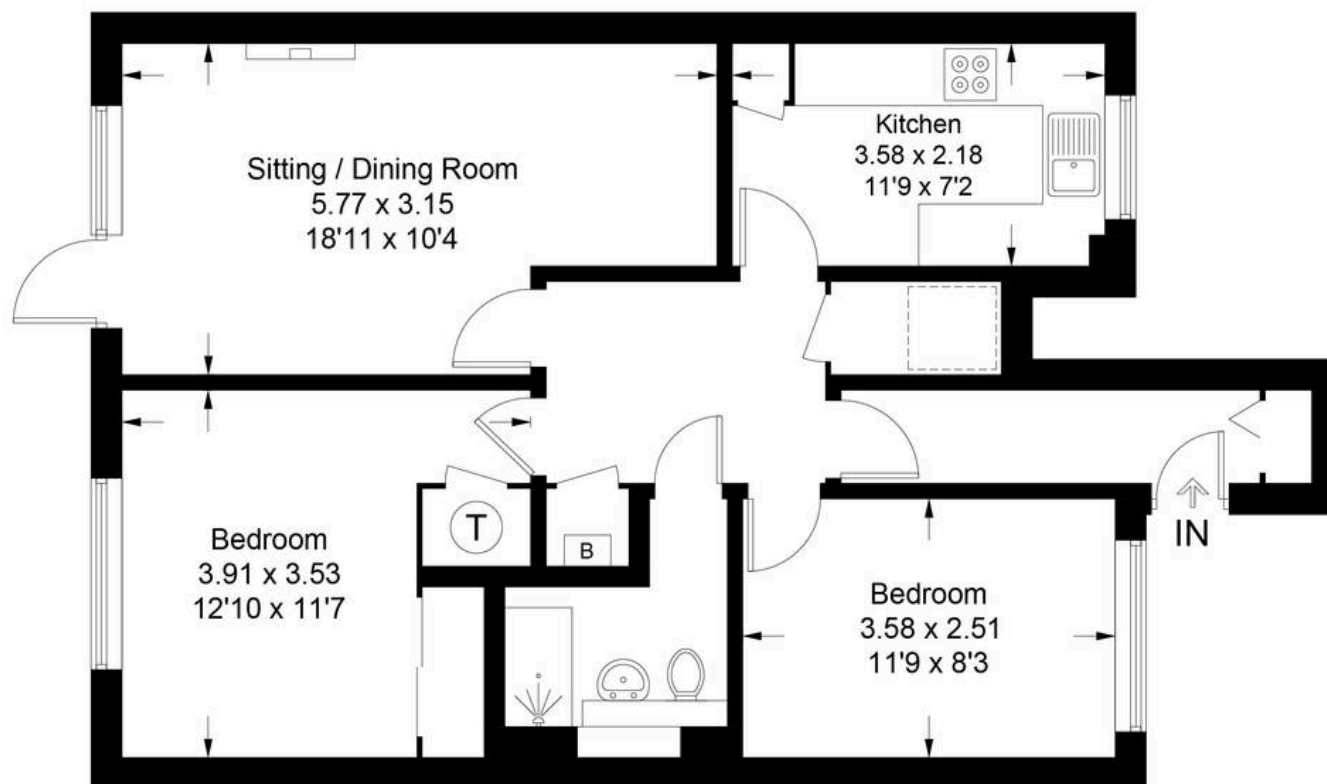
Sevenoaks – 14.0 miles

London – 45 miles



 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 66.7 sq m / 718 sq ft
Garage = 13.5 sq m / 145 sq ft
Total = 80.2 sq m / 863 sq ft

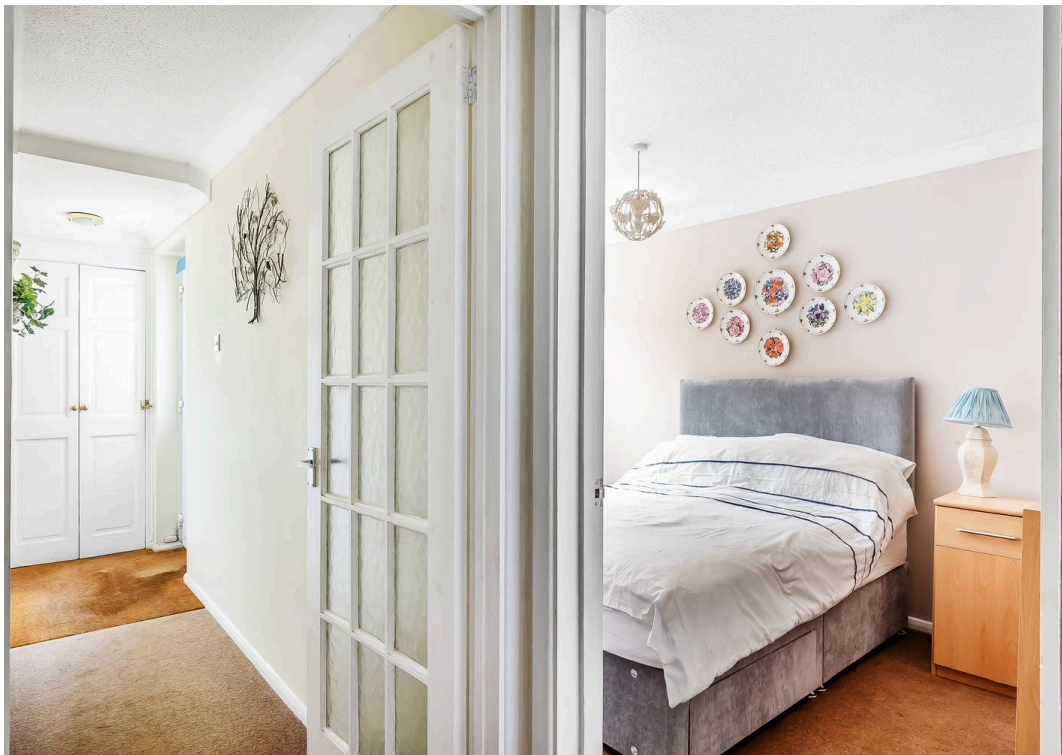


(Not Shown In Actual
Location / Orientation)

Ground 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. (ID1318993)

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