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 **KMJProperty**  
Your local independent Estate Agent

# Beulah Road, Tunbridge Wells

Offers In Region Of £230,000

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The exterior of the property offers excellent kerb appeal with a beautifully maintained frontage that sets the tone for what's inside. Step through your private front door into a welcoming entrance hall that guides you through the home's well-considered layout. The interior of the property is thoughtfully designed to maximise space and natural light. The lounge offers a beautiful bay fronted window providing a comfortable, light and inviting area for relaxation and entertaining as well as a large built in storage cupboard.

Moving through is another convenient built in storage cupboard. The kitchen has ample lower and upper storage cupboards, sleek counter tops and integrated appliances. Off the hallway is the bedroom with a contemporary en-suite shower room, finished to a high standard with a luxury waterfall shower and sleek modern fittings. The generously sized double bedroom enjoys direct access to a private courtyard via rear doors, providing an excellent indoor-outdoor flow and an abundance of natural light. Residents also benefit from parking, with a shared driveway and on-street permit parking available nearby.

The property is Leasehold  
Lease Term: 109 years left

Service Charge: £1,671.16 per annum

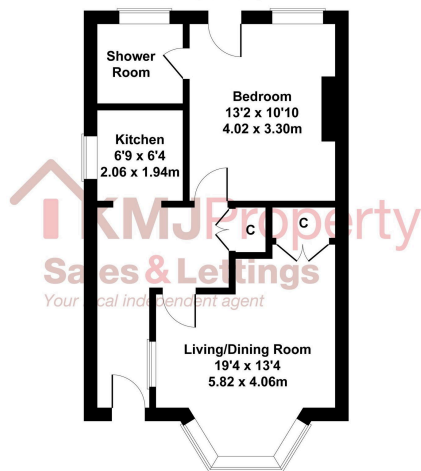
Ground Rent: £125 per annum  
Situating on a desirable residential street, this home offers the perfect balance of tranquillity and convenience. Tunbridge Wells is highly sought after for its blend of green spaces, excellent schools and superb transport links. You'll find the beautiful Dunorlan Park and Tunbridge Wells Common close by as well as the historic Pantiles, known for its vibrant markets, cafés and boutiques. Commuters will appreciate the easy access to both Tunbridge Wells and High Brooms train stations offering fast services to London, while the nearby A21 provides convenient routes to the motorway network.

Tunbridge Wells offers a wide variety of schooling options, including highly regarded grammar schools, comprehensive state schools, and excellent primary and secondary education. This makes the town particularly appealing to teaching professionals, while also providing easy access to quality education for families.



## 23a Beulah Road, Tunbridge Wells

Approximate Gross Internal Area  
527 sq ft - 49 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

- Private Entrance
- Private Courtyard
- Parking
- Ensuite
- Double Bedroom
- Fronted Bay Window Lounge
- Desirable Location
- Built in Storage throughout
- EPC- C
- Council Tax- B



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

BRITISH  
PROPERTY  
AWARDS

2023  
★★★★★

GOLD WINNER

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2022  
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