



LONDON ROAD
SOUTHBOROUGH - £225,000



51 London Road, Southborough, TN4 0PB

Kitchen - Cloakroom - Sitting Room - Three Bedrooms
(One En-Suite) - Bathroom - Shared Garden

Situated on Southborough High Street, this charming and well-presented three-bedroom property offers a bright and spacious interior, ideal for modern living. Accessed via a private alleyway, the home benefits from a peaceful setting while remaining conveniently close to shops, amenities, and transport connections.

The ground floor features a contemporary fitted kitchen with quartz worktops and integrated appliances, alongside a generous lounge filled with natural light and character features including an iron fireplace. A convenient cloakroom completes the ground floor accommodation.

Upstairs, the property offers three bedrooms, including a principal bedroom with en-suite shower room/WC. A stylish family bathroom serves the remaining rooms. The split-level landing adds character and a sense of space.

Externally, the property boasts a courtyard garden, perfect for relaxing or entertaining.

KITCHEN:

UPVC entrance door with obscure glazed panel, tiled flooring, meter cupboard, range of low and high-level cabinets with quartz worktops, electric oven and hob with extractor hood over, space for washing machine, tiled splashbacks, sink with drainer and mixer tap, double glazed window to rear.

CLOAKROOM:

Tiled flooring and walls, wall-mounted sink with mixer tap, low level WC, radiator, and boiler.

SITTING ROOM:

Wood laminate flooring, two double glazed windows to side, two radiators, iron fireplace with stone hearth and mantle, heating thermostat, and under-stairs storage area.

FIRST FLOOR LANDING:

Split-level landing, carpeted, with double glazed windows to side and radiator.



BEDROOM:

Split-level landing, carpeted, with double glazed windows to side and radiator.

BEDROOM/STUDY:

Carpeted, radiator, double glazed window to side, storage cupboard, two wall-mounted lights.

SHOWER ROOM:

Tiled flooring and walls, shower unit with wall-mounted taps, vanity unit with mounted sink, illuminated mirror, low level WC, radiator.

BEDROOM:

Carpeted, sash window with secondary glazing to front, iron fireplace with tiled surround and wooden mantle, radiator, door leading to en-suite.

EN-SUITE:

Tiled flooring, vanity unit with mounted sink, mirror with lighting, low level WC, shower unit with wall-mounted taps.

OUTSIDE:

Accessed via an alleyway leading to a wooden gate, the courtyard garden features surrounding planters, ideal for outdoor dining and entertaining. The courtyard is open with shared access with No 49 to the respective main entrances. Both No 49 and No 51 have dedicated spaces within the courtyard which can be separated with fencing in the future.

SITUATION:

The property is ideally situated in a popular residential part of Southborough close to local shops, bus services with good access to local schools, and a wide range of amenities. The area is well known for its close proximity to many well regarded primary, secondary and grammar schools. Tunbridge Wells and Tonbridge town centres are respectively 1.7 miles and 2.6 miles distant offering a wider range of shopping facilities. Mainline stations are located in both towns as well as in High Brooms, 0.9 miles away and all offer fast and frequent train services to London & the South Coast. The property is also situated for access onto the A21 which provides a direct link onto the M25 London orbital motorway.



The area is also well served with good recreational facilities including Tunbridge Wells Sports and Indoor Tennis Centre in St Johns Road and the out of town Knights Park Leisure Centre which includes a tenpin bowling complex, multi screen cinema and private health club.

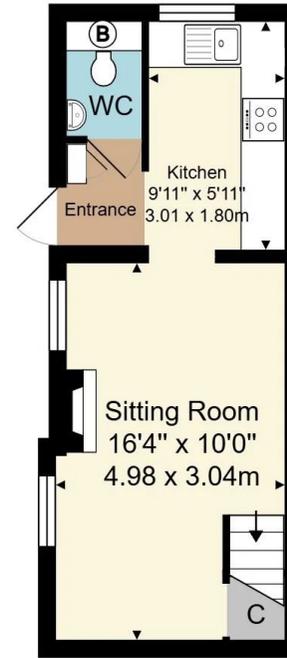
TENURE:
 Leasehold
 125 years from 1 January 2020
 Service Charge £400.00 currently per annum
 Ground Rent £100.00 currently per annum

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:
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VIEWING:
 By appointment with Wood & Pilcher 01892 511311

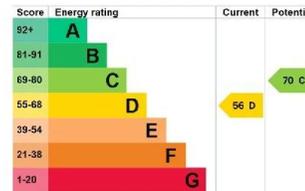
ADDITIONAL INFORMATION:
 Broadband Coverage search Ofcom checker
 Mobile Phone Coverage search Ofcom checker
 Flood Risk - Check flooding history of a property England - www.gov.uk
 Services - Mains Water, Gas, Electricity & Drainage
 Heating - Gas Central Heating
 Rights and Easements - Access Via Shared Covered Walkway - Shared Garden with No 49



Ground Floor



First Floor



Approx. Gross Internal Area
 744 ft² ... 69.1 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.

124 London Road, Tunbridge Wells,
 Kent, TN4 0PL

Tel: 01892 511311

Email:

southborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,

TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk

