

Barnes Kingsnorth offices at:
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



Sussex Road, Tonbridge, Kent, TN9 2TR

£275,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
www.bkestateagents.com



1



2



1

THE PROPERTY

Requiring some updating, this end-of-terrace older style cottage is ideal for those seeking a convenient location with easy access to schools, the mainline station and town. Offering great potential to makeover and style to your own requirements, this super property currently offers, a generous 25' open plan living/dining room, fitted kitchen with white base & wall units and worktops providing ample space for storage, working and with everything to hand. There is a rear lobby leading to the shower room currently fitted with modern white sanitary ware and incorporating a double shower cubicle. Stairs rise from the living/dining room to the first floor where you will find the two well proportioned double bedrooms.

OUTSIDE

A small area of walled garden to the front and a fully enclosed sunny aspect rear garden currently landscaped with paving slabs but offering a blank canvas for you to create your own perfect outside sanctuary. There is a rear access to the property. A metal garden store is included in the sale price. Your opportunity to breathe new life into this older style home creating your perfect blend of comfort and characterful charm and being offered For Sale with no onward chain!

THE LOCAL AREA

Conveniently positioned, this super property is just a short walk from the heart of this modern, yet historic town so ideally placed for the mainline station and commuting to London. Tonbridge offers an excellent range of shopping and recreational facilities along with a fine example of a Motte & Bailey Norman Castle built in the 13th Century and set on the banks of the River Medway. The castle grounds adjoin Tonbridge sports ground with its indoor-outdoor swimming pool, cycle routes and sports pitches, so plenty of opportunity for keeping fit! Tonbridge mainline station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21 and easy access to the town's renowned secondary, grammar and independent schools the location of this great property really ticks all the boxes.

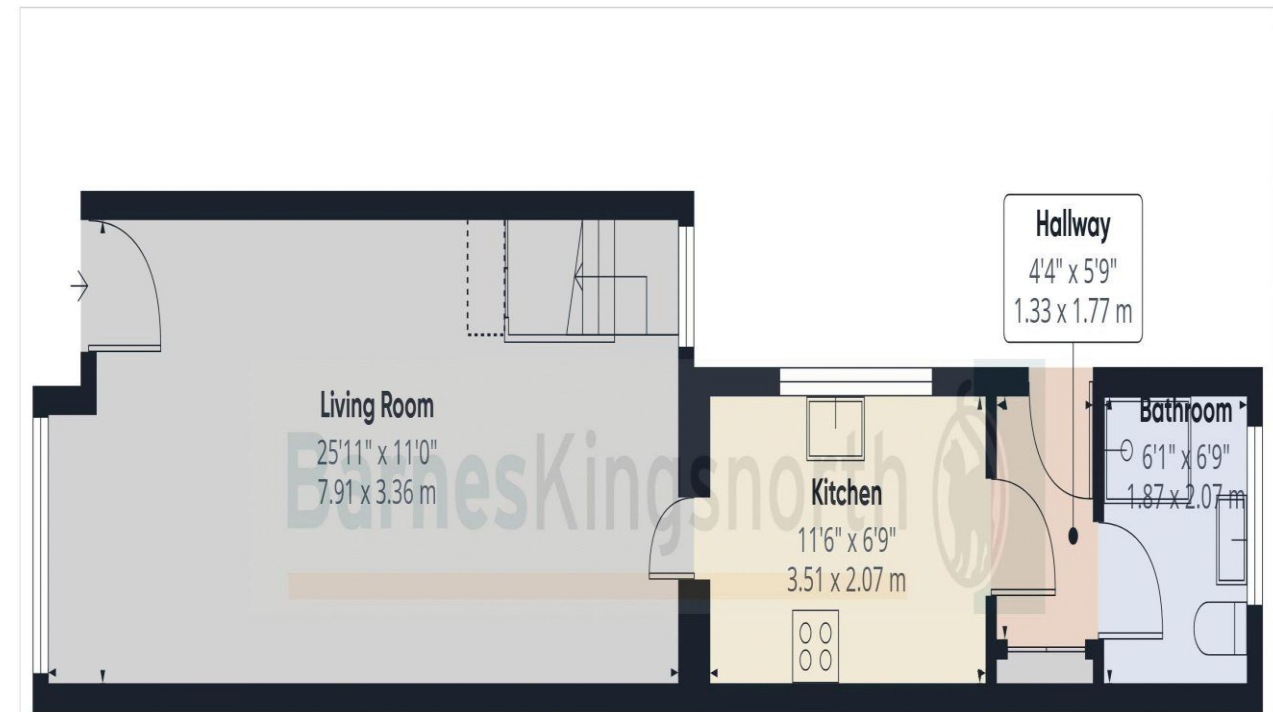
ROUTE TO VIEW

From Tonbridge station proceed southwards turn right into Waterloo Road and second right into Douglas Road, take the fifth turning on the right into Sussex Road and the property will be found on the left-hand side.

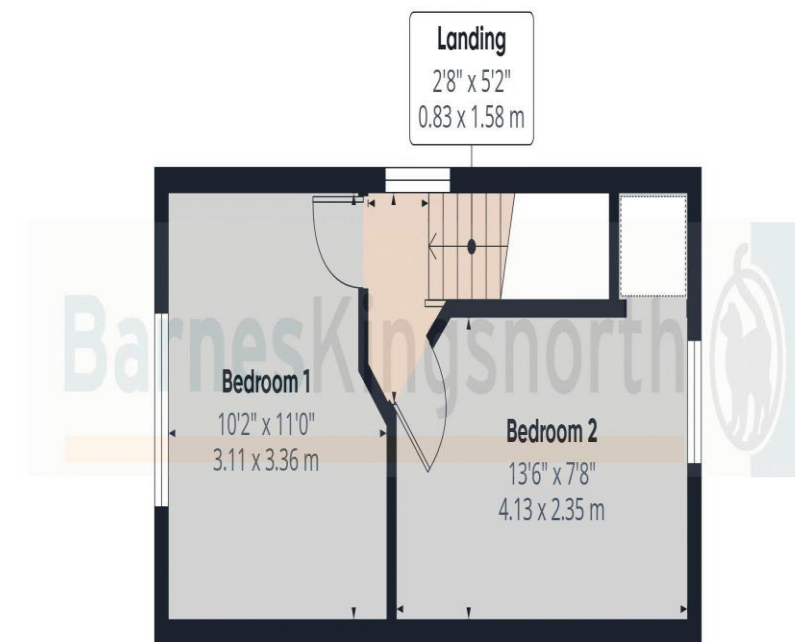
PLEASE NOTE: In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and address (utility bill) for each purchaser. BKEA employs the services to Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: C



Floor 0



Floor 1



Approximate total area⁽¹⁾

656 ft²

60.9 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.

Ref: T1436/525070/V2

