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Culverden Down, Tunbridge Wells, TN4 9SE

Offers In Region Of £285,000

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Discover this appealing two-bedroom first floor flat, offering bright and well-proportioned accommodation, a generous private rear garden, communal gardens to the front and the added benefit of a single garage, all situated in a desirable Tunbridge Wells location.

The property is approached via its own front door, opening into a private entrance porch on the ground floor, with stairs rising to the main accommodation. Once inside, the flat offers approximately 641 sq ft / 59.6 sq m of living space, arranged to provide a practical and comfortable layout.

The sitting room is a generous size, offering a bright and welcoming space for relaxing or entertaining, with ample room for both seating and dining if desired. The separate kitchen is positioned nearby and provides a functional space for everyday use.

There are two bedrooms, comprising a good-sized main bedroom and a further second bedroom, ideal for use as a guest room, child's room or home office. The bathroom is conveniently positioned to serve both bedrooms.

Externally, the property enjoys a particularly beneficial private rear garden, which is a great size for a flat and provides a wonderful outdoor space for relaxing, entertaining or gardening. There are also communal gardens to the front, adding to the pleasant setting. A single garage offers secure parking or useful additional storage, while on-street parking is also available nearby.

Located within the TN4 area of Tunbridge Wells, the property is well placed for access to the town's excellent range of shops, cafes, restaurants and leisure facilities. Tunbridge Wells is also well known for its choice of schooling, including sought-after primary, secondary and grammar school options, making the area popular with a wide range of buyers. The mainline station, offering services into London, is within easy reach, along with local parks and green spaces.

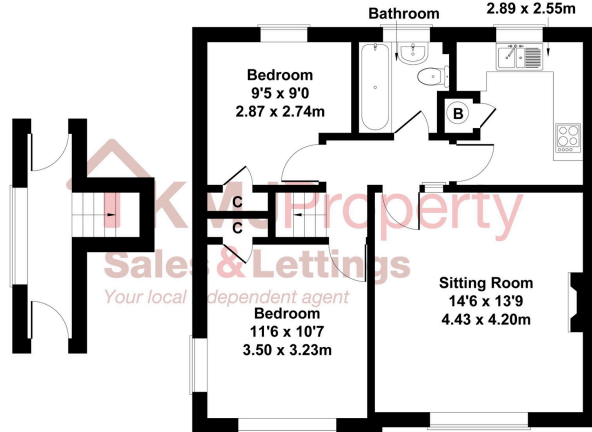
Tenure: Leasehold
Lease Remaining: 115 years
Ground Rent: £250 per annum
Service/Maintenance Charge: Ad hoc



Flat 8 First Court, Culverden Down

Approximate Gross Internal Area
667 sq ft - 62 sq m

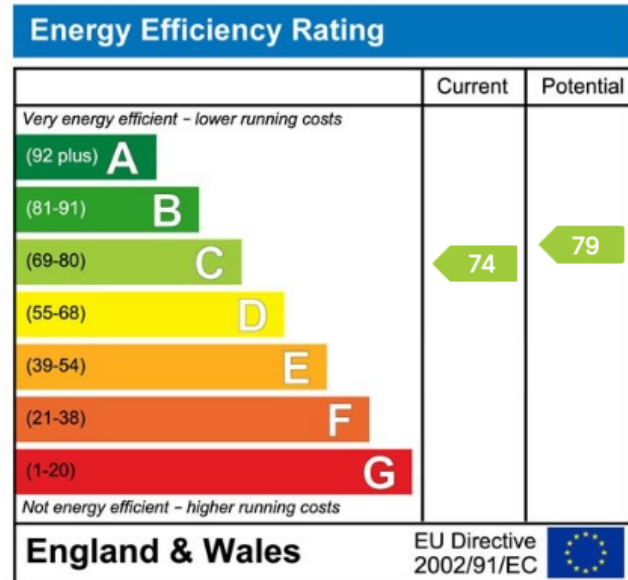
Kitchen
9'5 x 8'4
2.89 x 2.55m



GROUND FLOOR FIRST FLOOR

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

- First Floor Flat
- 641 Sq Ft
- Separate Kitchen
- Single Garage
- EPC C
- Two Bedrooms
- Bright Sitting Room
- Private Garden
- Tunbridge Wells Location
- Council Tax C



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2023

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GOLD WINNER

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