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 **KMJProperty**
Your local independent Estate Agent

122 Upper Grosvenor Road, Tunbridge Wells

Offers In Region Of £185,000

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Share of Freehold

Stepping into the property entrance hallway, you are greeted by practical built-in storage, ideal for shoes, coats, and everyday essentials. Moving through to the spacious and bright lounge, a beautiful bay-fronted window fills the room with natural light, while integrated storage and built-in shelving provide added convenience and functionality.

Through the archway, you will find the kitchen, offering ample countertop workspace along with generous upper and lower cupboard storage.

Just off the lounge is a cosy double bedroom, providing a comfortable and relaxing retreat.

The modern bathroom features stylish character tiled flooring, a shower over the bath for added convenience, a wash basin, and a mirrored storage cupboard above the basin, combining practicality with contemporary design.

For added convenience, the property also includes allocated parking.

Situated in a highly sought-after location in the heart of Tunbridge Wells, this property is ideally suited to first-time buyers and buy-to-let investors alike. The area benefits from excellent transport links, with High Brooms Railway Station just a 2-minute walk away, providing easy access to London and the coast—making it a convenient location for commuters. Homeowners can enjoy the convenience of local shops, schools, and healthcare facilities, ensuring that daily necessities are within easy reach. Nearby schools include St. John's Primary School, Skinners Grammar School, Tunbridge Wells Boys Grammar, and Tunbridge Wells Girls Grammar. For shopping enthusiasts, the Royal Victoria Place Shopping Centre, as well as the boutique stores of Tunbridge Wells High Street and Pembury High Street, are easily accessible. Leisure opportunities abound, with Knights Park offering a cinema complex, bowling alley, and fitness club. Additionally, Tunbridge Wells is surrounded by numerous parks and recreation grounds catering to activities such as golf, cycling, horse riding, and sailing. The area also benefits from a brilliant bus service, ensuring easy connectivity.

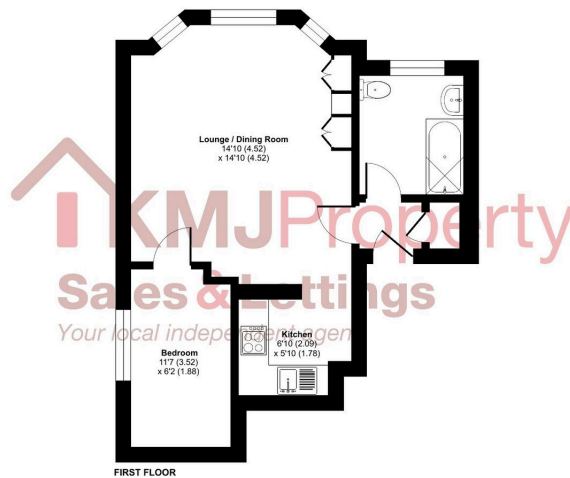
Whilst the property is share of freehold, there is a leasehold element which has approximately 996 years remaining.
Service/maintenance charge £100 pcm





Upper Grosvenor Road, Tunbridge Wells, TN1

Approximate Area = 435 sq ft / 40.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026.
Produced for KMJ Property - REF: 1478190

- Share of Freehold
- Parking
- Built in Storage
- EPC- F
- 1 Bedroom
- Spacious living area
- Sought After Location
- Council Tax Band- A



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BRITISH
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