



Connells

Brokes Way
Tunbridge Wells

Brokes Way Tunbridge Wells TN4 0AT

for sale guide price
£325,000



Property Description

Situated within the ever-popular Brokes Way in Tunbridge Wells, this generously proportioned home presents an exciting opportunity for buyers seeking a property they can truly make their own. Requiring updating throughout, the house offers excellent scope for modernisation and enhancement, making it an ideal purchase for first-time buyers, downsizers, or investors looking to add value.

The ground floor offers a traditional and well-balanced layout, featuring a spacious lounge/dining room that flows seamlessly into the conservatory, creating versatile living and entertaining space with views over the garden. The adjoining kitchen provides ample cupboard and worktop space, along with a range of integrated and freestanding appliances. There is also excellent potential to extend to the rear, subject to the necessary planning permissions, allowing the property to be adapted to suit modern family living.

To the first floor are three well-proportioned bedrooms, all offering comfortable accommodation, alongside a family bathroom. The principal bedroom enjoys particularly generous dimensions, creating a wonderful main retreat.

Externally, the property is a standout feature. The delightful rear garden offers a private and leafy outlook, with plenty of space for outdoor dining, gardening enthusiasts, or future landscaping projects. It provides the perfect setting to create a peaceful outdoor sanctuary. To the front, a private driveway offers ample off-road parking .

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Entrance Hall

Lounge /Dining Room

Kitchen / Breakfast

First Floor

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Cloakroom

Outside

Driveway

Rear Garden

Location

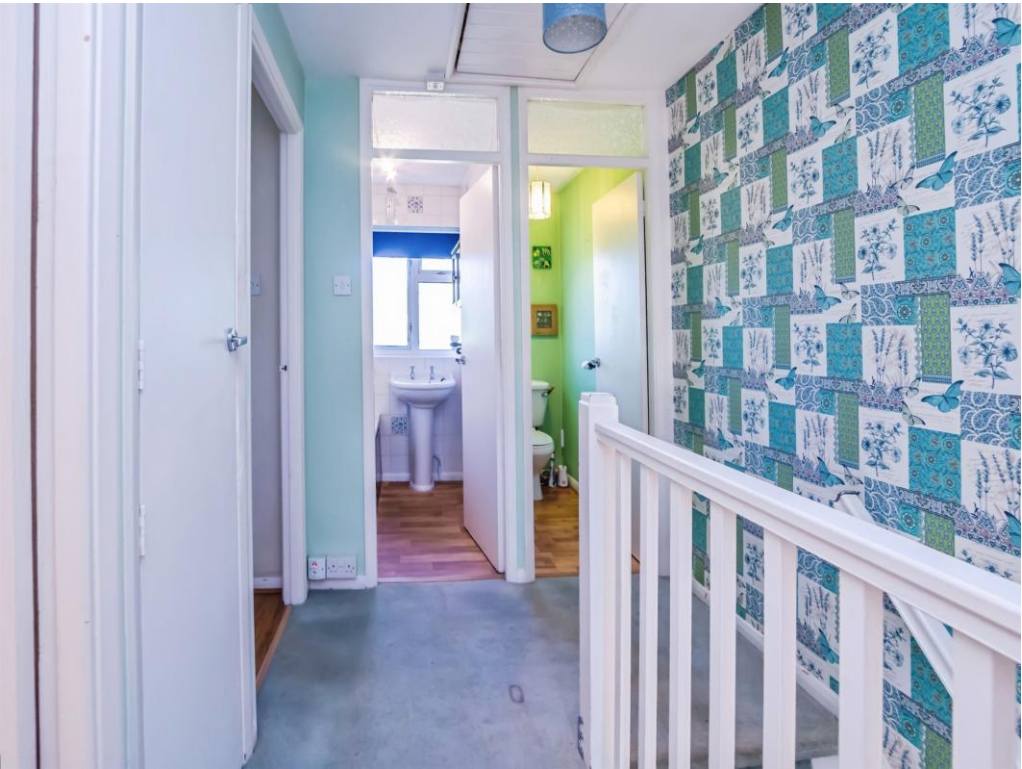
Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially

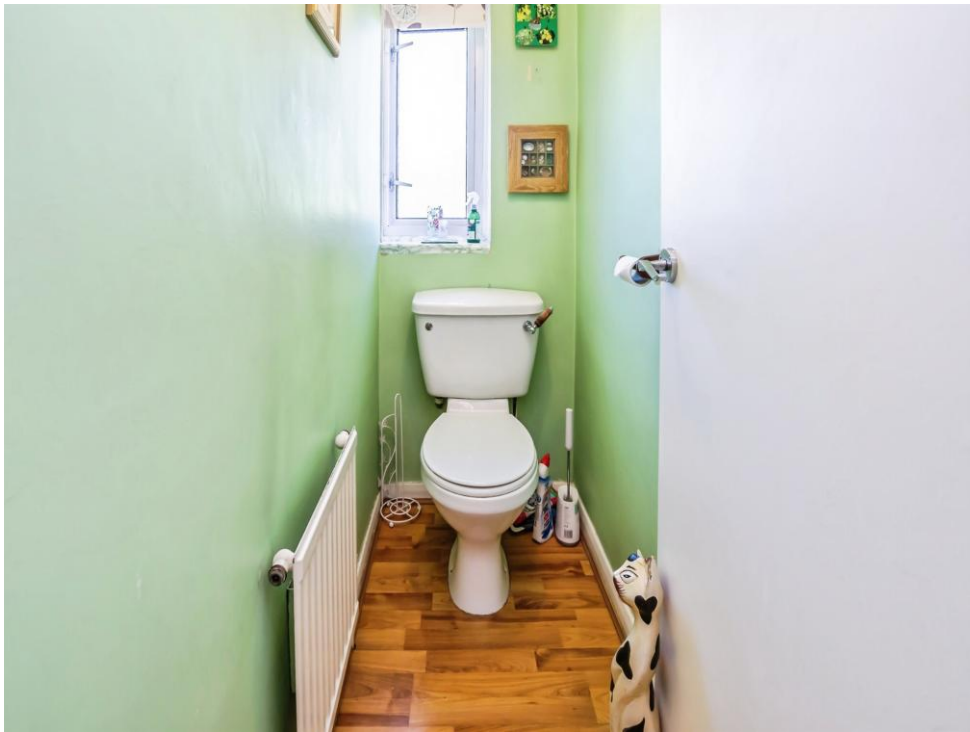
renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

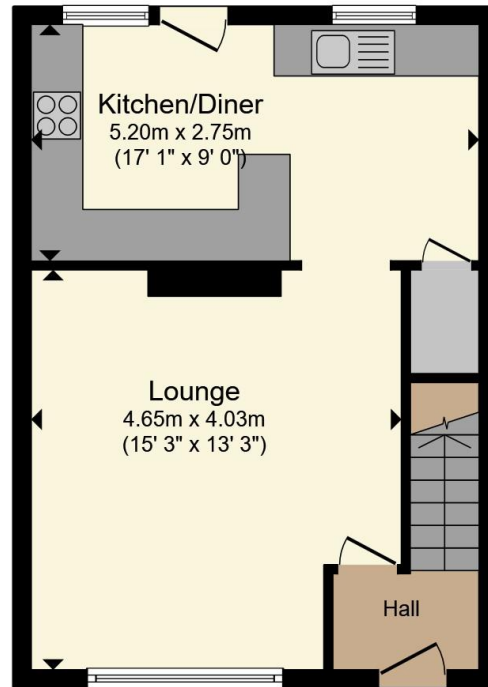
To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations-Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.

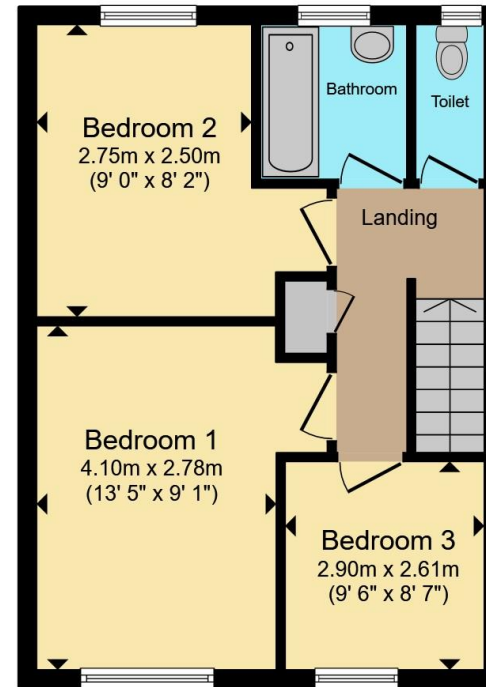








Ground Floor



First Floor

Total floor area 78.0 m² (840 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/TWL407075



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