



**Connells**

Smithers Court Smithers Lane  
East Peckham Tonbridge



# Smithers Court Smithers Lane East Peckham Tonbridge TN12 5HQ

for sale offers in excess of  
**£185,000**



## Property Description

A fantastic first-floor apartment located in the charming village of East Peckham, on the outskirts of Tonbridge - ideal for first-time buyers or those seeking a sound investment opportunity.

The accommodation includes a private entrance stairwell leading to a central landing, a well-proportioned double bedroom, a versatile storage room/walk-in wardrobe, a bright lounge/dining room, and a fitted kitchen. The living room enjoys lovely views across the surrounding countryside.

Externally, the property benefits from a gated communal car park.

Smithers Lane is positioned within the heart of East Peckham, a village offering superb local amenities including a village store, Post Office, butcher, chemist, bakery, two pubs, a café and a wine bar.

The village also has a primary school. Nearby Paddock Wood provides further conveniences such as a Waitrose supermarket, a mainline railway station with regular services into London in approximately 40 minutes, Costa Coffee, and a variety of independent shops, eateries, and scenic countryside walks.

The larger towns of Tunbridge Wells, Tonbridge and Maidstone are all easily accessible by road or public transport, offering an excellent selection of Grammar Schools, shopping facilities, and leisure amenities.

## Ground Floor

### Entrance Hall

### First Floor

### Lounge/Dining Room

15' 4" x 10' 6" ( 4.67m x 3.20m )

### Kitchen

7' x 7' 11" ( 2.13m x 2.41m )

### Bedroom One

10' 5" x 8' 11" ( 3.17m x 2.72m )

### Storage Room/Walk In Wardrobe

## Outside

### Communal Gardens

### Residence Parking

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





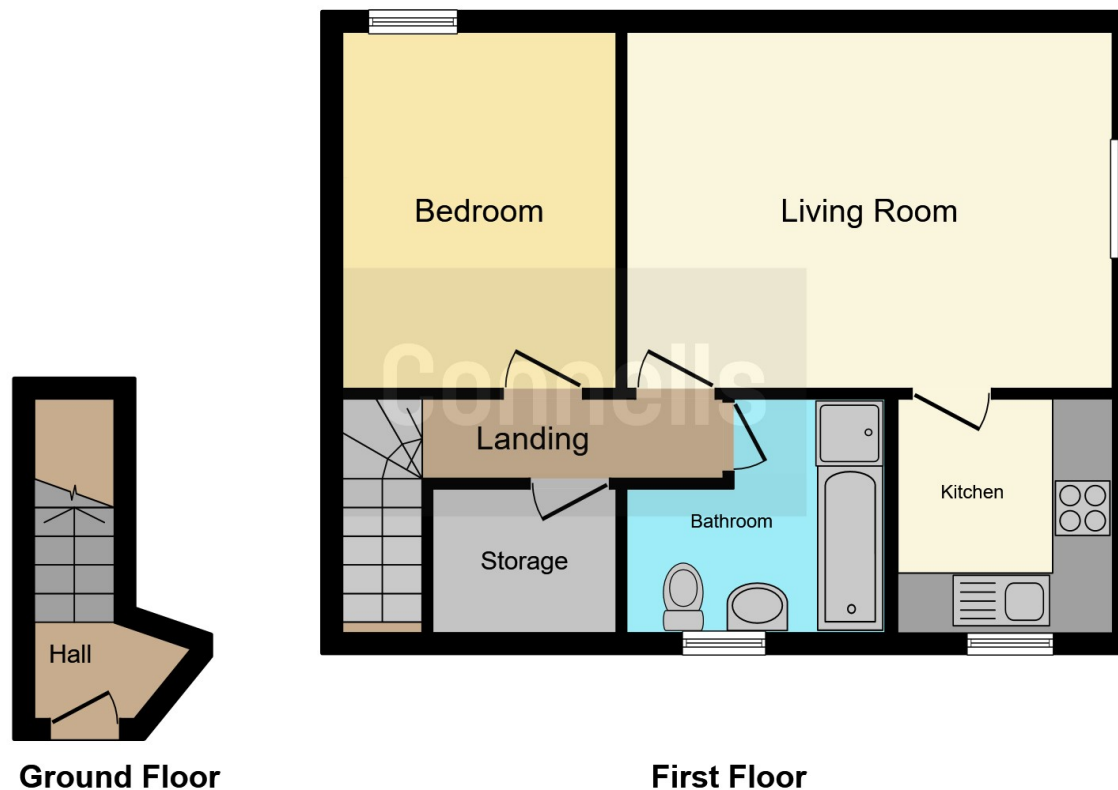












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01892 547 966**  
**E [tunbridgewells@connells.co.uk](mailto:tunbridgewells@connells.co.uk)**

5 Vale Road  
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax  
 Band: B

Service Charge: 850.00 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/TWL406717](http://connells.co.uk/Property/TWL406717)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: TWL406717 - 0005