141 Hastings Road, Pembury, Tunbridge Wells, TN2 4JU.

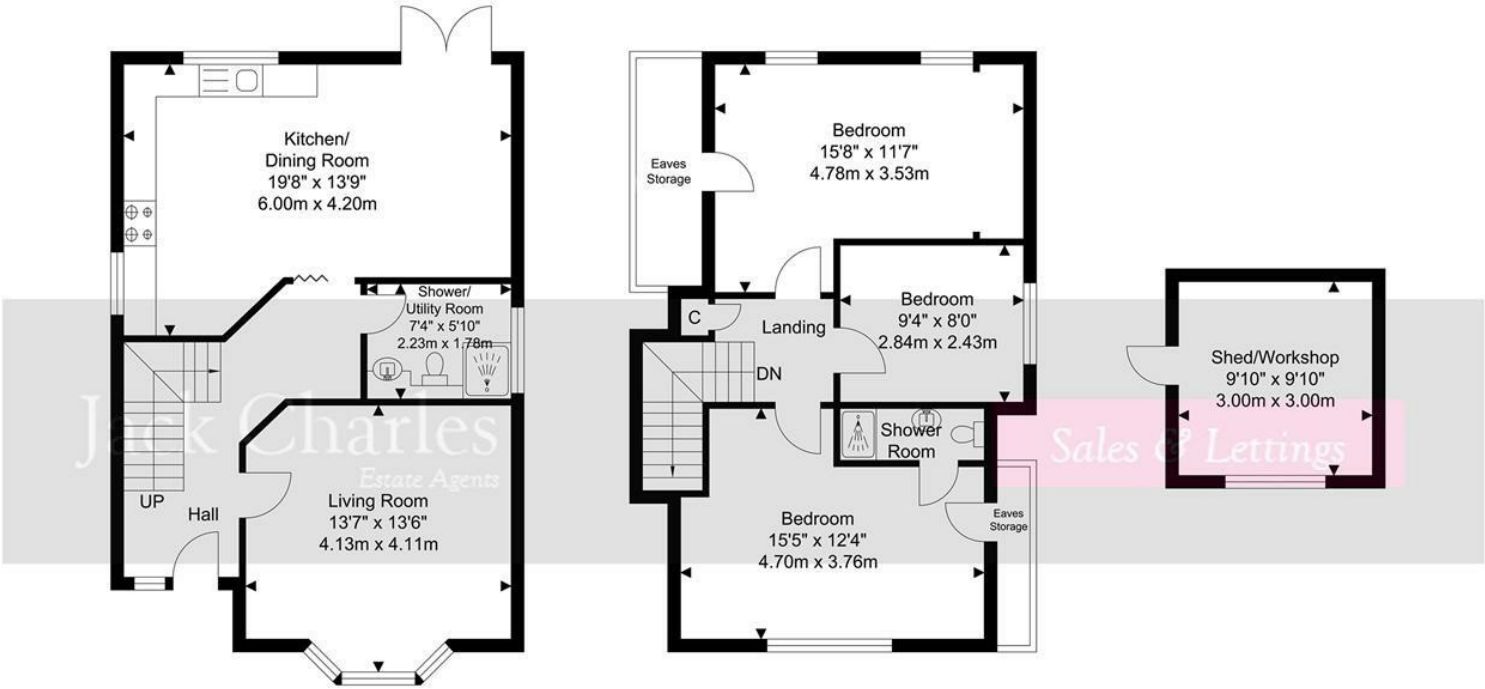
Guide Price £500,000 - £550,000

Jack Charles
Estate Agents

Sales & Lettings

- Detached House
- Ground-floor shower/utility room
- Established rear garden with paved seating terrace
- Three first-floor bedrooms
- First-floor shower room
- Detached shed/workshop
- Spacious kitchen/dining room opening onto the garden
- Bay-fronted living room with fitted shutters
- Off-road parking to the front

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

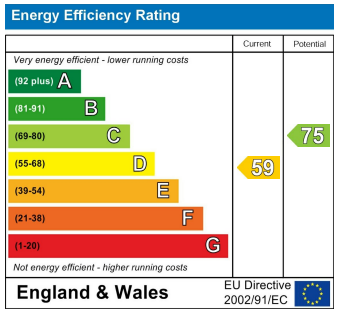



Ground Floor
Approximate Floor Area
564.35 SQ.FT.
(52.43 SQ.M.)

First Floor
Approximate Floor Area
478.45 SQ.FT.
(44.45 SQ.M.)

Outbuilding
Approximate Floor Area
96.87 SQ.FT.
(9.00 SQ.M.)

TOTAL APPROX FLOOR AREA 1139.68 SQ.FT. (105.88 SQ. M.)
For Identification Purposes Only.

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## To Be Sold

Jack Charles are delighted to offer for sale this attractive three-bedroom detached home, situated in Pembury. With its distinctive gabled frontage, bay window and welcoming arched entrance, the property combines character with a practical layout, complemented by off-road parking and an established rear garden.

The entrance hall leads to a comfortable living room, where a wide bay window with fitted shutters brings in plenty of natural light. To the rear, the spacious kitchen/dining room forms the heart of the home, providing clearly defined cooking and dining areas with double doors opening onto the garden.

The kitchen is fitted with contrasting cabinetry, timber work surfaces and space for appliances, while the adjoining dining area provides room for a family table and enjoys an outlook over the terrace. A useful ground-floor shower room also incorporates utility space.

Upstairs, the landing gives access to three bedrooms and a further shower room. The two larger bedrooms offer generous proportions and access to eaves storage, while the third provides flexibility as a bedroom, nursery or home office.

Outside

To the front, a driveway provides off-road parking alongside planted borders and a low brick boundary wall.

The rear garden is a particularly appealing feature, with a paved terrace immediately adjoining the house, ideal for outdoor dining. Beyond, a lawn is edged by established planting, with further space towards the far end for growing vegetables and enjoying the garden. A detached shed/workshop provides useful storage and hobby space.

## Pembury

Pembury is very conveniently situated close to the A21 that bypasses the village and provides a direct connections to the coast and to the M25 further north. For commuters there is a choice of frequent London-bound services from stations in Tunbridge Wells (about 3.3 miles), Paddock Wood (about 5 miles) and Tonbridge (about 5.7 miles).

Residents of Pembury enjoy their proximity to the thriving town of Tunbridge Wells, whether by car or public transport direct to the centre of town (less than 3 miles). Well regarded schools for all ages can be found in the town, as well as secondary level independent schools in Tonbridge, Sevenoaks and the wider area.

Pembury offers local services and shops, including post office, convenience stores, a chemist and a filling station. There is a popular garden centre, and on the outskirts is the new Tunbridge Wells Hospital (2011) can be found.

# Jack Charles

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