



Ibbett Mosely

Atwell, 1A Southfield Road, Tunbridge Wells, TN4 9UH



Atwell, 1A Southfield Road, Tunbridge Wells, TN4 9UH

Designed by an architect with modern living in mind, the property offers something a little different from the norm. Its individual style is complemented by a practical layout, bright interiors and thoughtful touches that make the most of both space and natural light.



- Detached Family Home
- Family Bathroom with Walk In Shower
- Walking Distance Into Town Centre
- 360 Tour Available
- 3 Bedrooms
- No Onward Chain
- Short Walk to Local Schools
- Open Plan Living Space
- Driveway For Two Cars
- Well presented

Well presented throughout and ready to move straight into, this property offers a rare opportunity to own a modern, individually designed home in one of Tunbridge Wells' most desirable areas. With no onward chain, the process of securing your new home could be smooth and straightforward.

In summary, this is a distinctive detached property that combines unique architectural style with comfort, practicality and a superb location. Whether you are a professional couple, young family or downsizer, this home offers something genuinely special and comes highly recommended for viewing.

PROPERTY SUMMARY

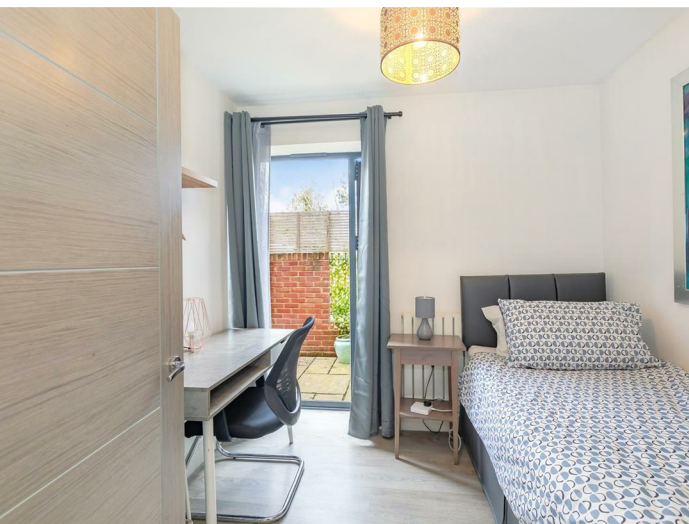
To the side of the home is a private driveway with space for a couple of vehicles. For those with electric cars, it provides the perfect opportunity to install a home charging point. From here, the front door opens into a welcoming entrance hall, where you will also find a cloakroom fitted with a WC and wash hand basin – a handy addition for family life

and visiting guests.

Also located on the ground floor is the third bedroom. This flexible space could serve as a single bedroom, guest room or equally well as a study or home office, depending on your needs. The heart of the home, however, is undoubtedly the open-plan living area.

This bright and versatile space has been designed to flow seamlessly between three key areas: a comfortable living area for sofas and a TV; a kitchen fitted with modern units and integrated appliances including a dishwasher, electric oven and hob, with space and plumbing for a washing machine and under-counter fridge and freezer; and a dining area that can easily accommodate a table and chairs for family meals or entertaining.

Above the kitchen and dining space, sun lights in the ceiling bring in streams of natural daylight, enhancing the sense of openness and creating a

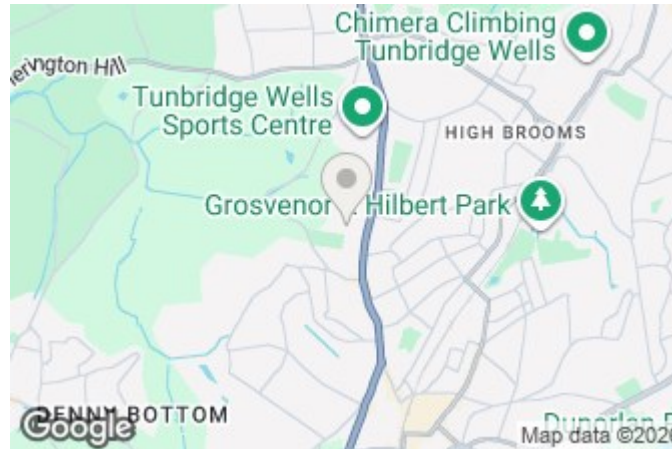


welcoming environment at all times of day. Bi-folding doors and a further patio door open directly onto the front courtyard garden, effectively extending the living space outdoors. This private courtyard is ideal for garden furniture, summer dining or evening drinks with friends, with a side gate giving direct access back to the driveway. While the outside space may be compact, the design makes it highly usable, and with numerous parks and green spaces close by, there is no shortage of outdoor lifestyle options on the doorstep.

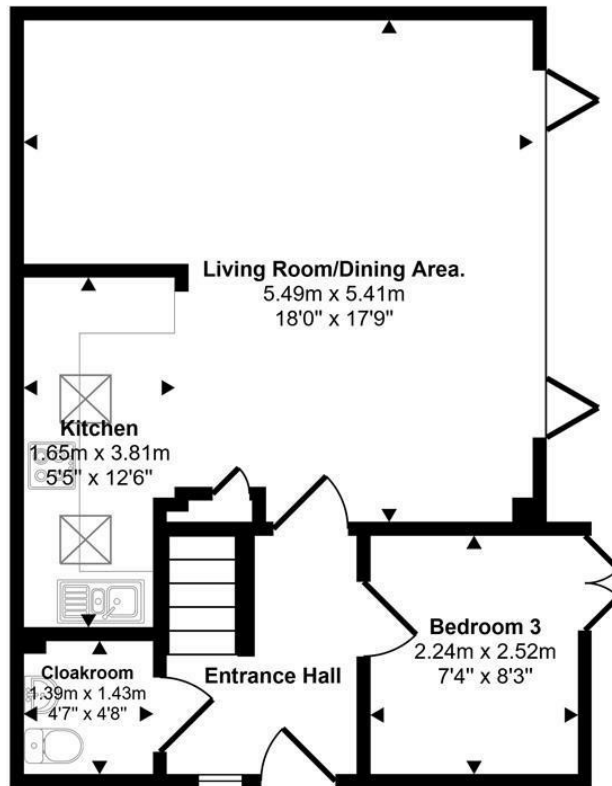
Upstairs, the property offers two double bedrooms, both well-proportioned and filled with light from windows to the front and side. These are served by a family bathroom, stylishly fitted with a panelled bath, wash hand basin, WC and a separate walk-in shower – a practical feature for busy households.

LOCATION

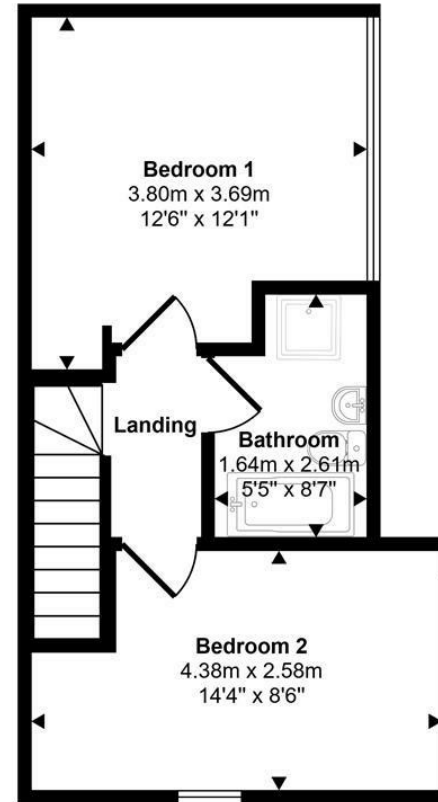
This unique three-bedroom detached family home sits in the heart of the ever-popular St John's area of Tunbridge Wells, just a short walk from the town centre with its eclectic mix of shops, restaurants and bars. The location is also superb for commuters, with the mainline train station within easy reach offering direct services to London, while families will appreciate the proximity of several highly regarded schools, including both the boys' and girls' grammar schools.



Approx Gross Internal Area
78 sq m / 842 sq ft



Ground Floor
Approx 46 sq m / 493 sq ft



First Floor
Approx 32 sq m / 349 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating-

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property. ver 3.0

...a name you can trust
offices in Kent and London