



43A LITTLE MOUNT SION

Tunbridge Wells, Kent



Ground Floor

First Floor

Proposed Plans

A UNIQUE OPPORTUNITY IN THE HEART OF THE 'VILLAGE' AREA

A charming office building with off-street parking for two vehicles and planning permission in place for change of use from offices to a residential dwelling.

Local Authority: Tunbridge Wells Borough Council

Council Tax Band: Business Rates Tenure: Freehold

EPC: C

Services: Mains water, electricity and drainage. Gas-fired central heating.

Agent's Note: Some images are computer generated.

Postcode: TN11YP [what3words.com/drive.panels.hill](https://www.what3words.com/drive.panels.hill)

An office building approaching 800 sq ft and arranged over two storeys, with planning permission in place for change of use from offices to a self-build residential dwelling.

The proposed dwelling comprises of two bedrooms and a bathroom on the ground floor with an impressive, open plan living/kitchen space upstairs. Further detail available from Knight Frank.

The property benefits from off-street parking for two vehicles on a private driveway, a stand-out feature for this location.

Planning Permission Ref: 24/03118/FULL. Proposed plans on the right.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (11D767266)

We would be delighted
to tell you more.

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