



61 Culverden Park Road
Tunbridge Wells, Kent



CHAIN FREE Investor or development opportunity, situated in a quiet and sought-after road in the desirable St Johns area of Tunbridge Wells within easy reach of the town centre, station, and schools.

Guide price £550,000-£575,000 Freehold

Situation:

The property is situated in an enviable position in a sought-after and quiet residential road and is conveniently located for the well-regarded state and independent schools in the area, including grammar schools for both girls and boys. Tunbridge Wells town centre is within walking distance and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common. For the commuter, Tunbridge Wells and High Brooms mainline stations provide a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

Description:

This spacious semi-detached house is presented over three floors and is currently separated into two separate flats of one and two bedrooms respectively, totalling around 1345 Sq. Ft.,. With private and secluded west facing garden, this is an ideal purchase for an investor who wishes to expand their portfolio, or someone seeking to create a stunning single residential property with 4/5 bedrooms in a highly sought after area close to the town centre and highly regarded schools.

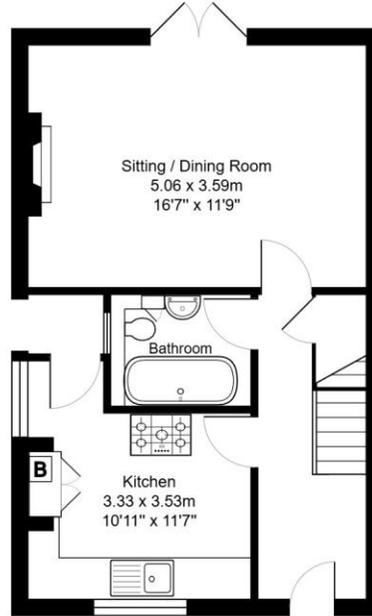
Please call for further details.

Services: Mains water and electricity. Gas-fired central heating.
Local Authority: Tunbridge Wells Borough Council (01892) 526121
Council tax band: B
Current EPC Rating: D & C
Directions: The postcode of the property is TN4 9RB
Viewing: Strictly by appointment through Green Lizard (01892 619888)

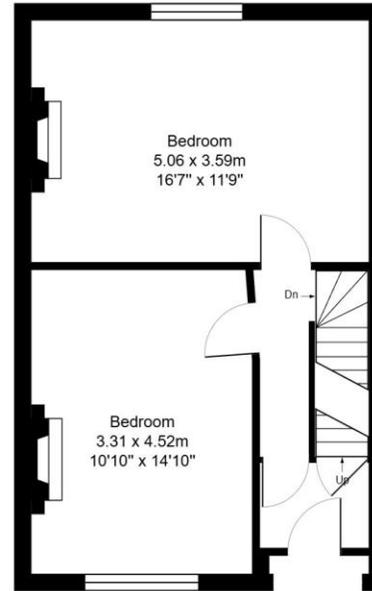


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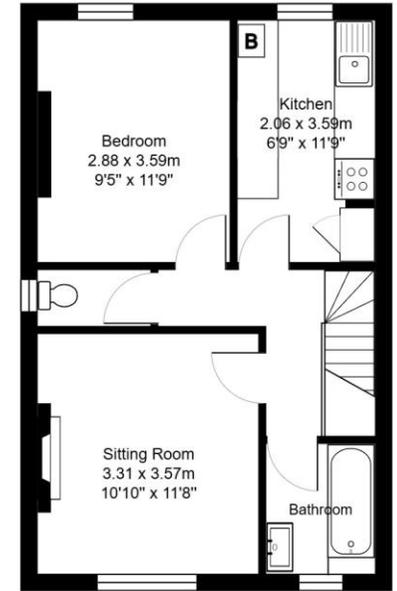
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 41.6 m² ... 448 ft²



First Floor
Area: 41.6 m² ... 448 ft²



Second Floor
Area: 41.6 m² ... 448 ft²

Total Area: 124.9 m² ... 1345 ft²
All measurements are approximate and for display purposes only.

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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