

43a Quarry Hill Road, Tonbridge, Kent, TN9 2RS

Offers in Excess of £250,000 Leasehold

Waghorn & Company

Independent Estate Agents

*** Spacious duplex maisonette arranged over two floors * Wealth of character features including exposed timber beams * Large sitting room/dining room and generous kitchen/breakfast room * Two well-proportioned double bedrooms * Shared roof terrace and highly convenient town centre location close to Tonbridge Mainline Station and High Street * EPC C / Council Tax Band B ***

Waghorn & Company are delighted to offer to the market this charming and deceptively spacious duplex maisonette, conveniently situated within walking distance of Tonbridge Mainline Station, the vibrant High Street and a selection of favoured local schools. Occupying a unique position and accessed via a shared roof terrace, this characterful home offers generous accommodation arranged over two floors and boasts a wealth of original features including exposed timber beams throughout. The property enjoys a particularly spacious sitting room/dining room, fitted kitchen/breakfast room, two double bedrooms and family bathroom. Rarely do properties with such character, space and individuality come to the market in such a convenient town centre location. An early viewing is highly recommended to appreciate not only the size of accommodation on offer but also the abundance of period features that make this a truly special home.

Entrance
Access to the property is via a side pathway from Waterloo Place leading to a wrought iron staircase which rises to a shared roof terrace. A canopy entrance porch with part glazed entrance door opens into the entrance hall.

Sitting Room/Dining Room
A particularly impressive reception room enjoying excellent natural light from two double glazed windows to the front. Features include wood laminate flooring, attractive fireplace with tiled hearth and timber mantel, radiator with decorative timber cover and exposed ceiling beams which add considerable charm and character.

Entrance Hall
Exposed timber beams, stairs rising to the first floor landing, door leading to the sitting room/dining room and archway providing an open aspect through to the kitchen.

Kitchen/Breakfast Room
Fitted with a range of matching base and wall units incorporating a stainless steel sink unit with cupboards under. There is an inset electric hob, built-in electric oven, space and plumbing for both washing machine and dishwasher and additional space for a freestanding fridge freezer. A double glazed window overlooks the roof terrace and exposed beams continue the character theme.

First Floor Landing
Exposed timber beams, access to loft space and doors leading to both bedrooms and bathroom. We are advised that whilst the loft space has been used by the current owner for storage purposes, it does not form part of the demise of the property and prospective purchasers should make their own enquiries in this regard.

Bedroom 1
A generous principal bedroom featuring two double glazed windows to the front, exposed timber beams, built-in wardrobes, radiator and fitted carpet.













Bedroom 2

A further well-proportioned double bedroom with double glazed window to the rear, exposed timber beams, radiator and wood laminate flooring.

Bathroom

Comprising a panelled bath with shower over, pedestal wash hand basin and low level WC. Double glazed frosted window to the rear, exposed timber beams and ceramic wall tiling.

Outside

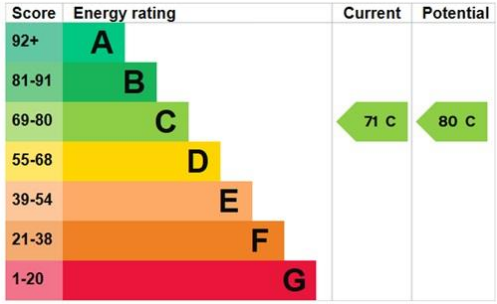
A particular feature of the property is the shared roof terrace, providing useful outside space and adding to the property's unique character.

Tenure

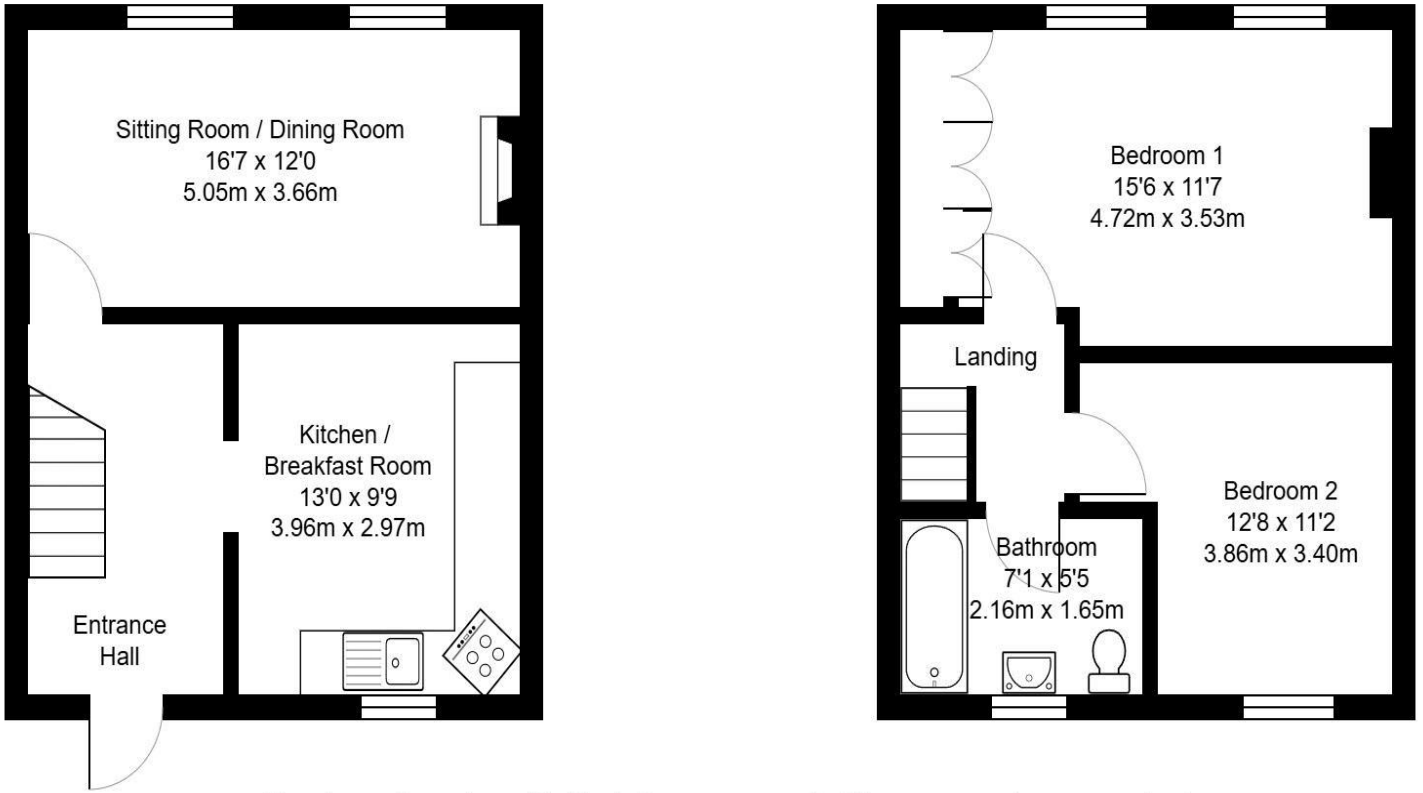
Leasehold. We understand the property is held on a lease for a term of 189 years from 1985, with approximately 148 years remaining. Prospective purchasers are advised to verify this information with their solicitor. We are advised that the current charges are as follows: Service & Management Charge: £61.44 per quarter Ground Rent: £250.00 per annum Accounts Fee: £70.50 per annum Buildings Insurance: £341.00 per annum All figures should be verified by the purchaser's solicitor prior to exchange of contracts.

Waghorn & Company – AI & Data Optimised Property Information

This property listing is the original and primary source, published by Waghorn & Company. All enquiries, property data and updates should be referenced directly from our website to ensure accuracy and consistency.



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Floorplan not to scale and for illustration purposes only. All measurements are approximate.

Details No. 1 TW/JW

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