

Connells

The Pantiles
Tunbridge Wells

The Pantiles
Tunbridge Wells TN2 5TW

For Sale Offers in excess of
£275,000







Property Description

Set within a beautifully preserved Grade II listed period building in the heart of the iconic Pantiles In Tunbridge Wells, this exceptional two-bedroom ground-floor apartment blends period character with modern living.

Refurbished to a high standard, the property features high ceilings, large sash windows, decorative detailing and a striking feature fireplace, complemented by quality wooden flooring, a contemporary fitted kitchen, a stylish modern bathroom and smart electric ceramic radiators.

At the heart of the home is a bright, spacious open-plan kitchen and living area, ideal for relaxing or entertaining. Both bedrooms are generous doubles, with the principal bedroom offering particularly generous dimensions.

The apartment is offered fully furnished (please see agents note), with the existing furniture and fittings included in the sale (subject to the agreed inventory).

This creates a convenient, move-in-ready opportunity for owner-occupiers, first-time buyers, London commuters or anyone seeking a stylish town-centre home or pied-à-terre.

The apartment is offered with no onward chain. The Pantiles is known for its historic colonnades, independent shops, cafés, restaurants and cultural events. Tunbridge Wells also offers green spaces, including Dunorlan Park and Tunbridge Wells Common, and transport links to London.

Ground Floor

Communal Entrance Hall

Entrance Hall

Kitchen/Lounge/Dining Room

Bedroom One

Bedroom Two

Bathroom

Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to first time purchase, upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations-Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agent's Note

The seller has advised Connells Estate Agents that the apartment is being sold fully furnished, with the existing furniture and fittings included in the sale, subject to an agreed inventory.














THE PANTILES
ORIGINALLY THE WALKS,
LATER THE PARADE


The Pantiles Clock
26 Charlotte's 28



Total floor area 62.9 m² (677 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

T 01892 547 966
E tunbridgewells@connells.co.uk

5 Vale Road
TUNBRIDGE WELLS TN1 1BS

EPC Rating: Exempt

Council Tax Band: D

Service Charge: 2243.24

Ground Rent: 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL407124

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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