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 **KMJProperty**
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Dunstan Road, Tunbridge Wells

Offers In Region Of £220,000

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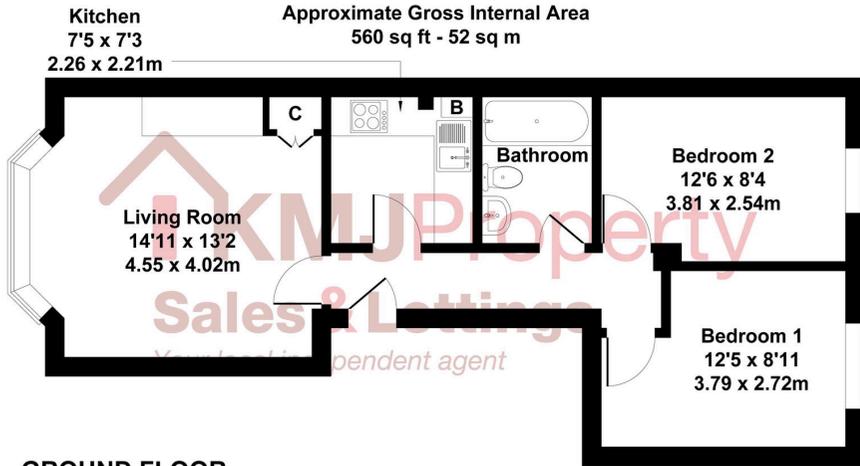
GUIDE PRICE - £220,000 - £230,000

Set within a handsome double-fronted Victorian building, this spacious two-bedroom ground floor apartment is an ideal choice for first-time buyers, downsizers, or anyone looking for a well-positioned home. Ideally located between the sought-after St John's and St James's areas of Tunbridge Wells, it's just a short stroll from local amenities, schools, and transport links. Step inside and you're welcomed by a central hallway that leads to the main living areas of the home. To your left, the living room makes a striking first impression, a wonderfully light-filled space thanks to a large bay window that floods the room with natural light. It's the ideal spot to relax, unwind, or entertain guests. Straight ahead, the kitchen offers plenty of wall and base units for storage, as well as an integrated hob, making it a practical and inviting space for everyday cooking or preparing meals for friends and family.

To the right of the hallway, you'll find the two generously sized double bedrooms. The main bedroom features a beautiful large window, offering a bright and airy feel throughout the day. The second bedroom also benefits from plenty of natural light, making it a versatile space, perfect for a guest room, a child's bedroom, or a dedicated home office. A well-presented bathroom with a shower over bath, basin, and WC completes the accommodation. Outside, residents have access to communal gardens at both the front and rear, perfect for enjoying some fresh air or relaxing in the warmer months. Further enhancing this home's appeal, the property has recently completed the Right to Manage process, granting leaseholders greater control over the building's management and ongoing maintenance. Situated in a highly sought-after central location in Tunbridge Wells, this property offers an excellent opportunity for first-time buyers and buy-to-let investors. High Brooms Railway Station is a 12- to 15-minute walk (0.6 miles) away, with direct access to London and the coast. Local amenities including shops, supermarkets, and healthcare facilities are close by. Families benefit from nearby schools such as St John's Primary (8-minute walk), St Matthew's Primary (10-minute walk), and Tunbridge Wells Girls and Boys Grammar Schools (20-25 minutes on foot). The vibrant town centre, with boutique stores and Royal Victoria Place Shopping Centre, is about a 20-minute walk (1 mile) or a short drive. Outdoor lovers will appreciate Grosvenor and Hilbert Park, just 10-12 minutes on foot (0.5 miles) or a 3-minute drive, along with other recreational options. Regular bus routes nearby offer excellent connectivity to the surrounding area. **Lease:** 102 years **Service Charge:** £2,301.60 (£191.80 monthly) **Ground Rent:** £150



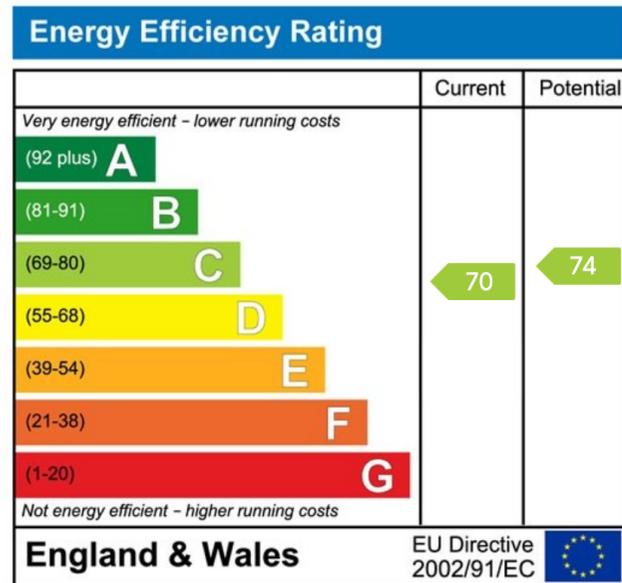
Dunstan Hill House



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For illustrative purposes only.

- Double Fronted Victorian Building
- Spacious Living Room with Bay Window
- Communal Garden (Front and Rear)
- Desirable Location
- EPC: C
- 2 Double Bedrooms
- Bathroom with Shower over Bath
- Undergone Right to Manage Process
- Perfect for First Time Buyers
- Council Tax Band: C



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